

POTRERO POWER STATION

BCDC DESIGN REVIEW BOARD

3.11.2019



VICINITY MAPS

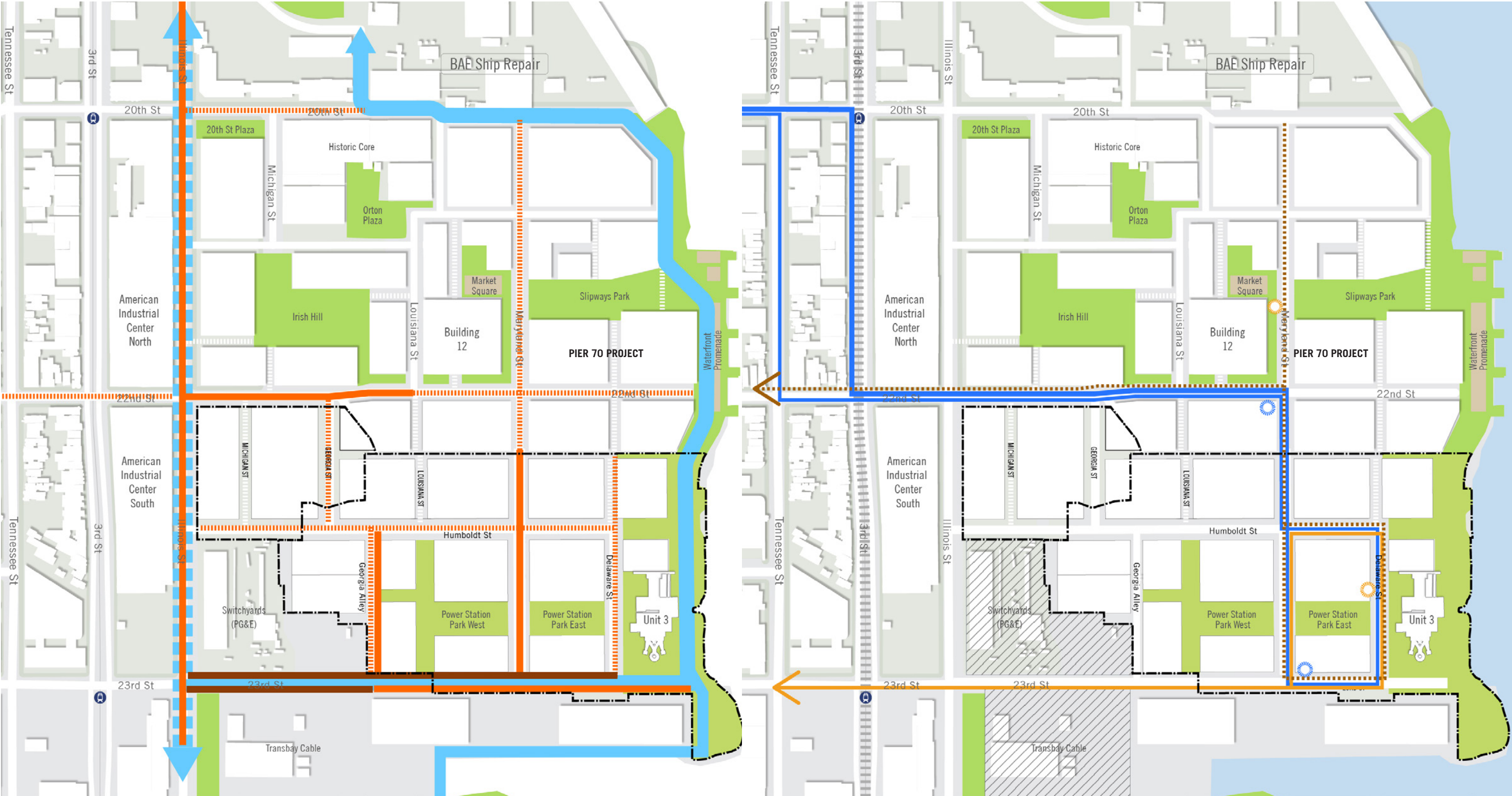


Site Location in San Francisco



Proposed Development around the Site, Including Pier 70 and Crane Cove Park

BICYCLE AND TRANSIT NETWORK



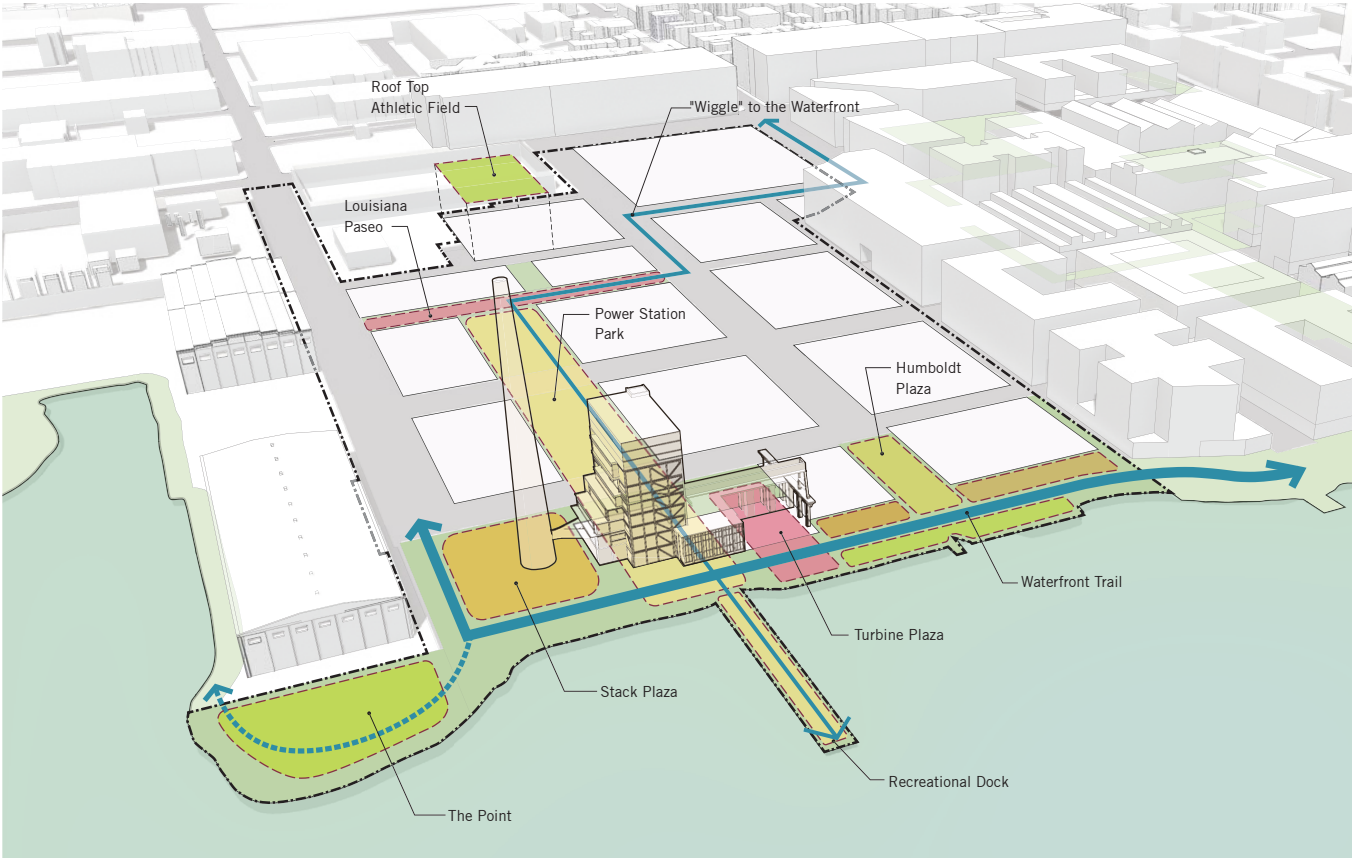
Bicycle Network

- Potrero Power Station Site Boundary
- Proposed Blue Greenway / Bay Trail Extension
- Existing Bay Trail
- Dedicated Bike Lane (Class II)
- Shared Bike Lane (Class III)
- Parking-Protected Bicycle Lane (Class IV)

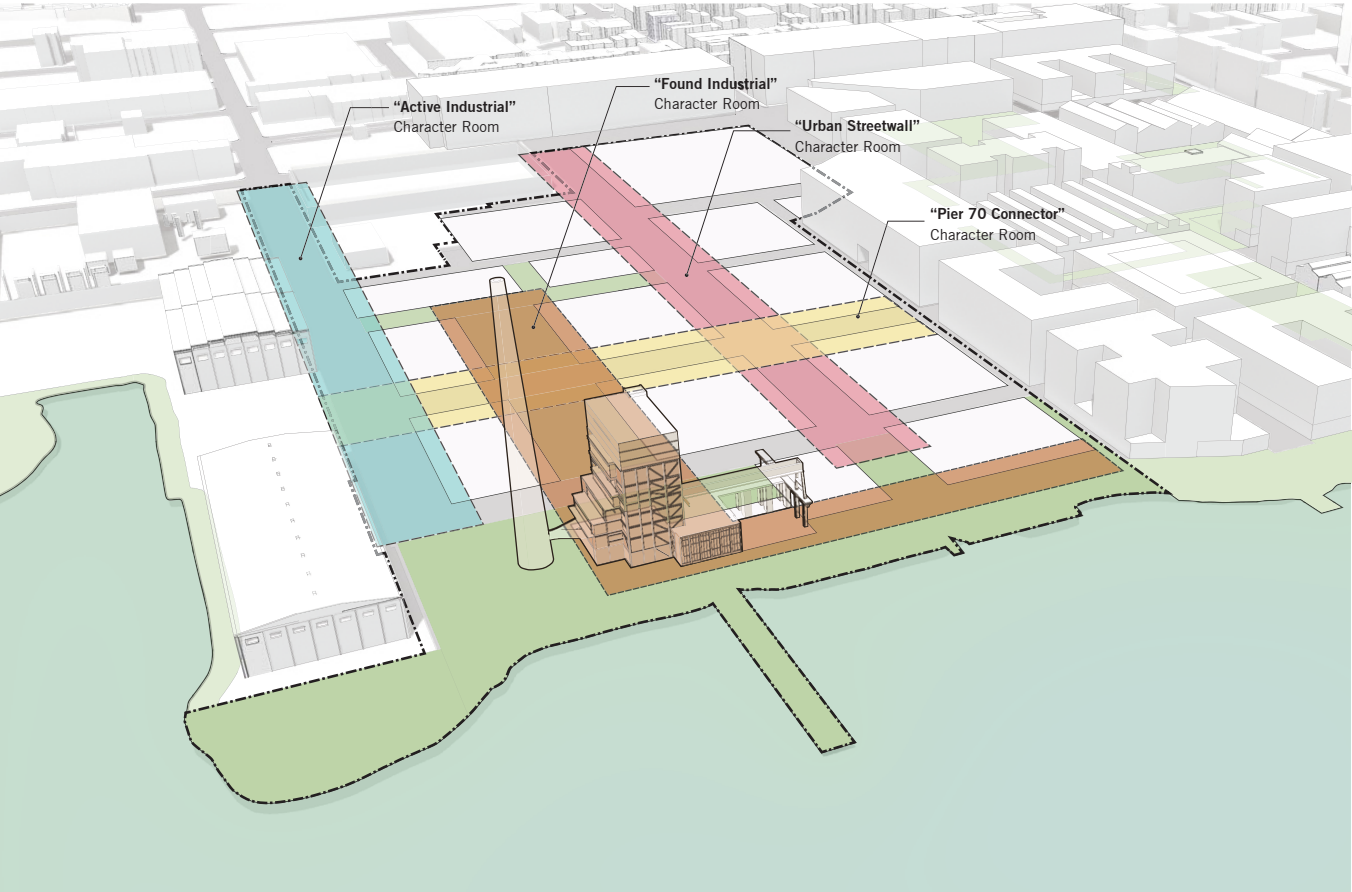
Transit Network

- Proposed Bus Route
- Proposed Bus Stop
- MUNI Metro Rail KT Line
- Shuttle with connection to Pier70
- Shuttle without connection to Pier70
- Proposed shuttle Stop

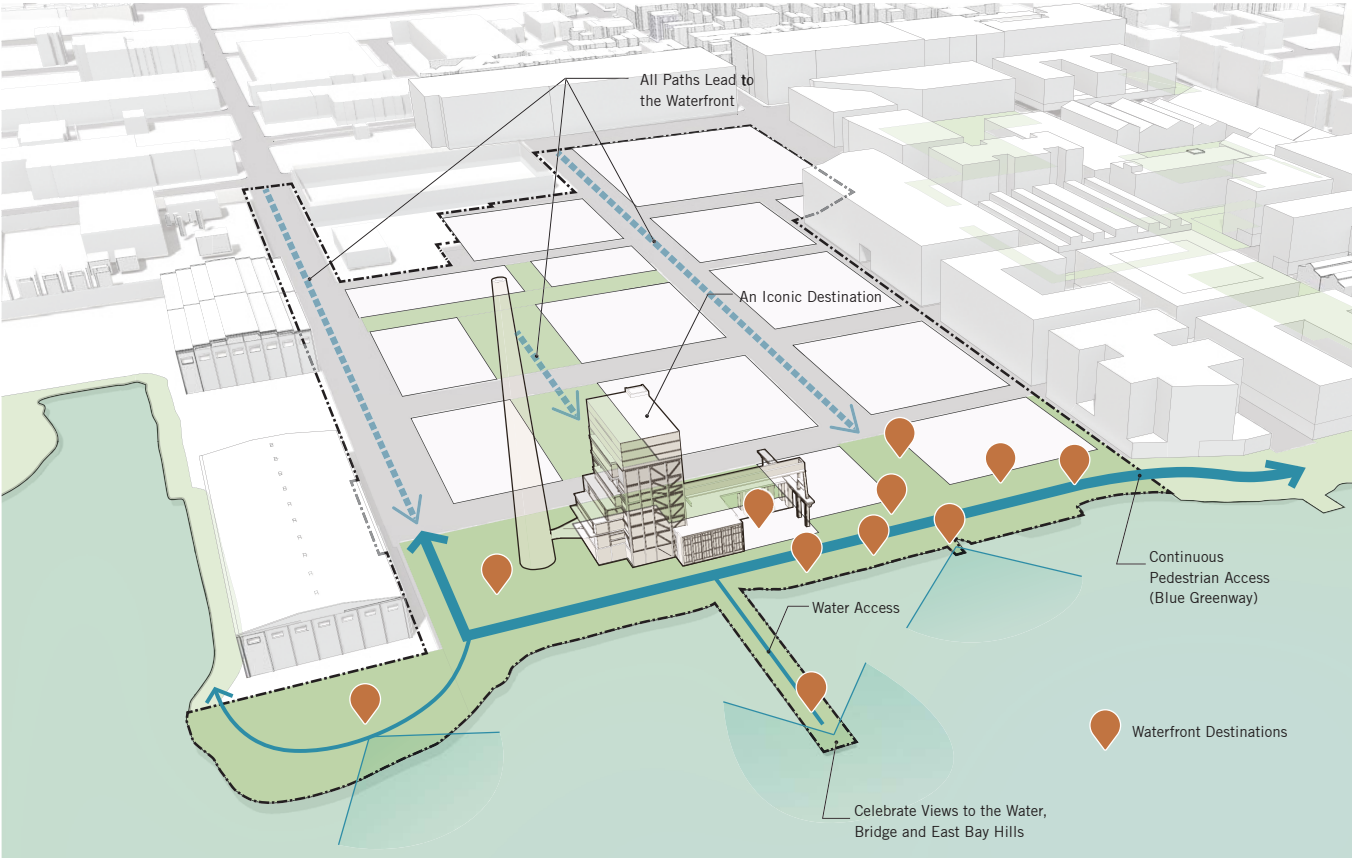
PROJECT OVERVIEW - FRAMEWORKS



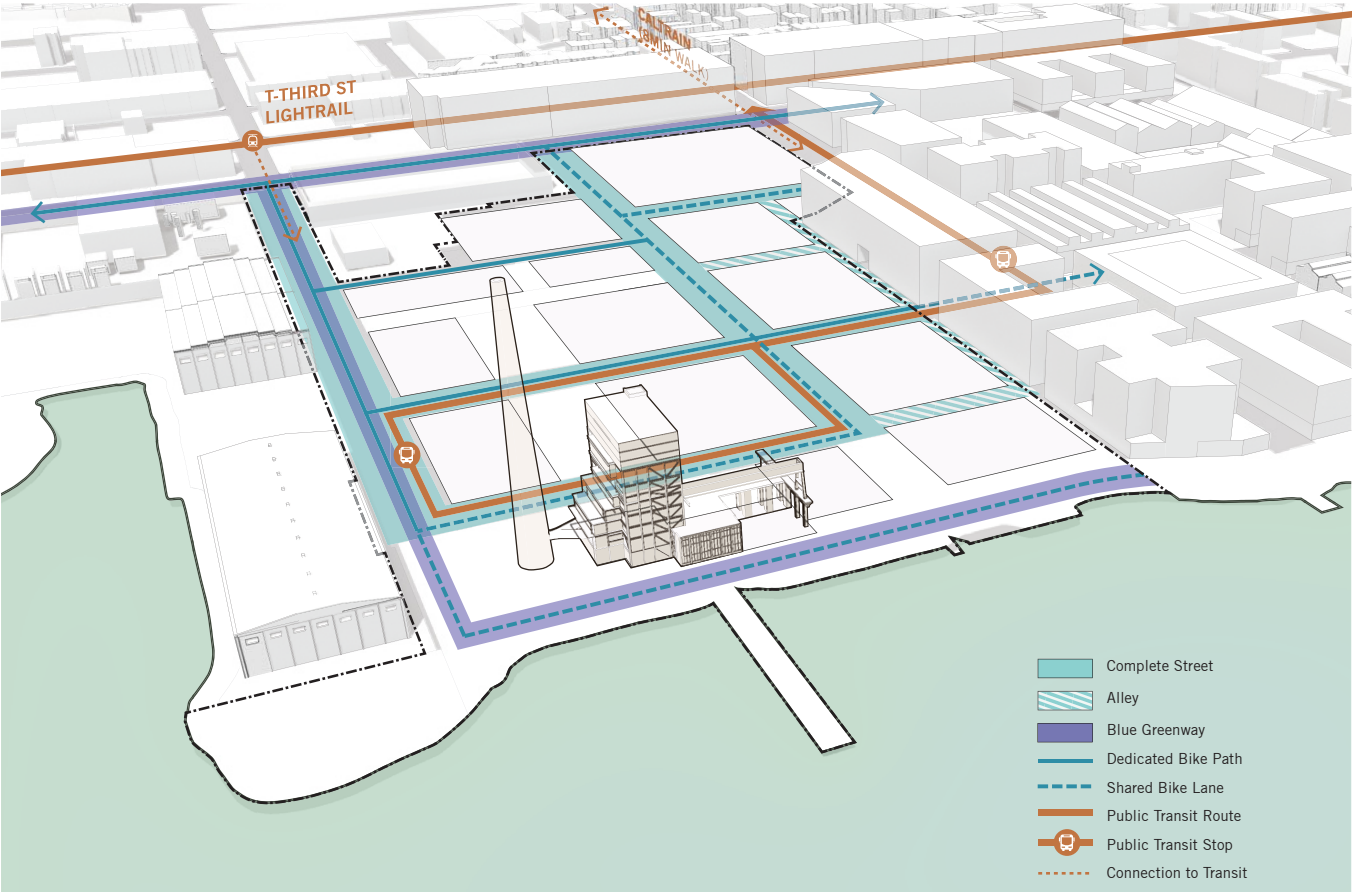
Open Space Framework



Urban Character Framework



Waterfront Framework



Transportation Framework

LAND USE



Proposed Building Use

Development - Residential: 2,682 units / 2,682,427 sf

Commercial (Hotel): 241,574 sf

Commercial (Office): 597,723 sf

Commercial (Research And Development): 645,738 sf

Commercial (Retail): 107,439 sf

Commercial (PDR): 45,040 sf

Community Facilities: 100,938 sf

Entertainment/Assembly: 25,000 sf



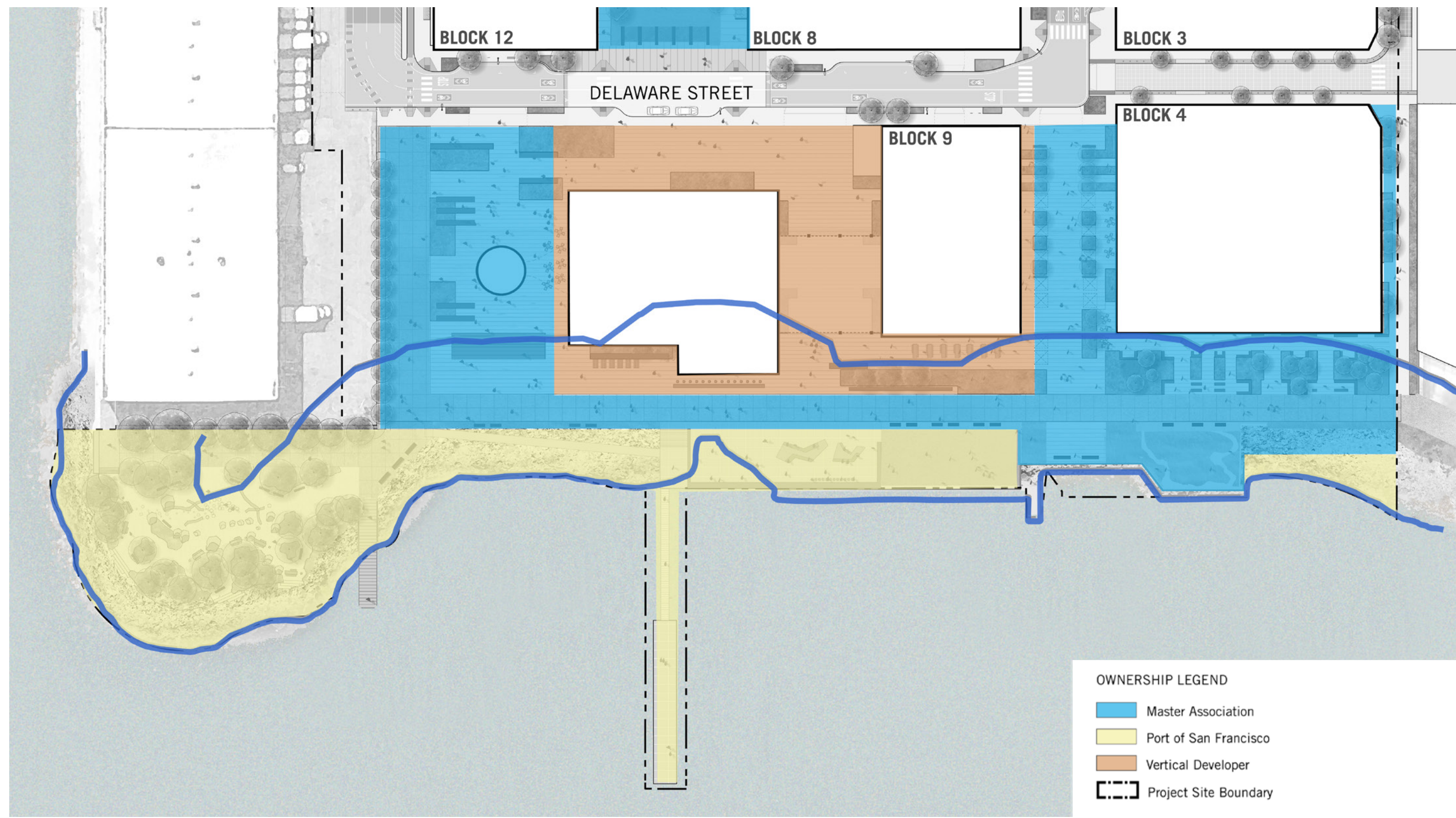
PRECEDENT: NEW HOTEL IN RENOVATED STRUCTURE

LAND USE

BUILDING HEIGHT



OWNERSHIP DIAGRAM



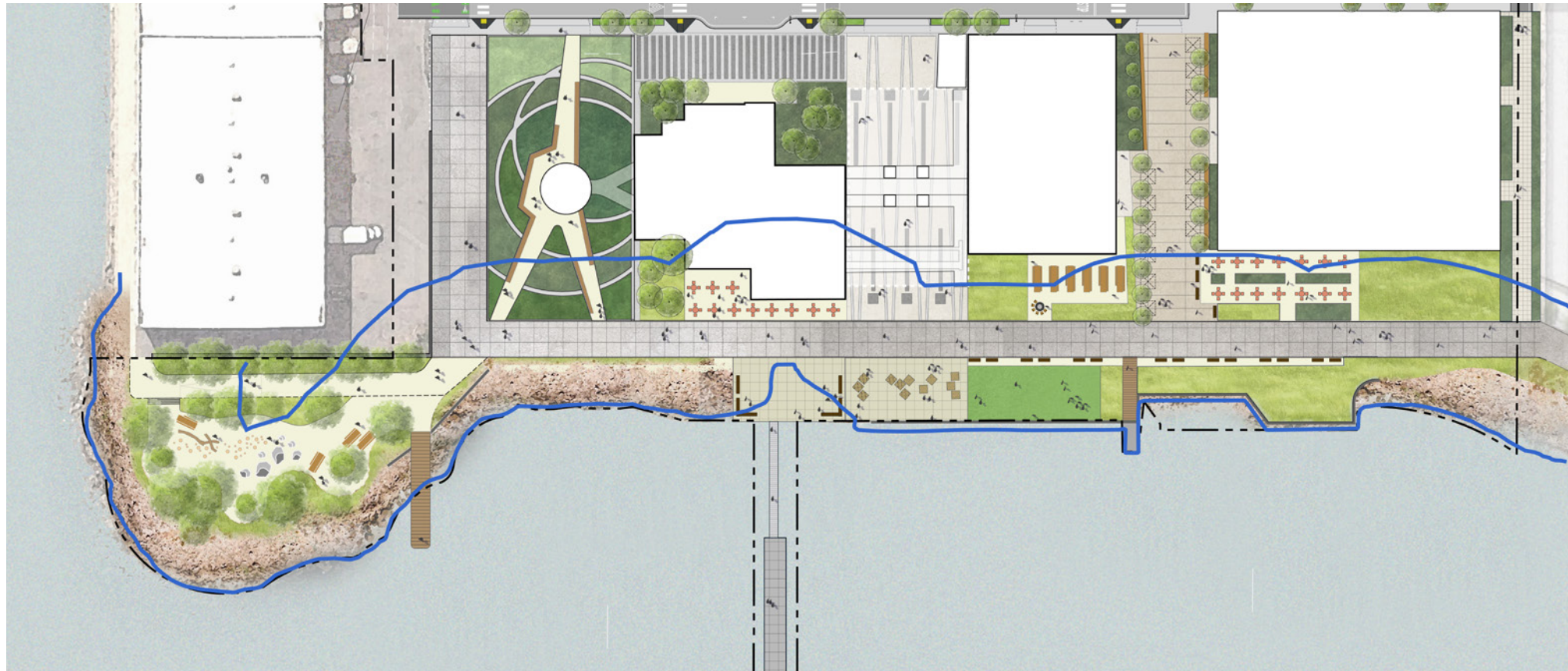
PROJECT PHASING PLAN



PROPOSED OPEN SPACE PLAN - OVERVIEW



WATERFRONT OPEN SPACE PLAN UPDATE

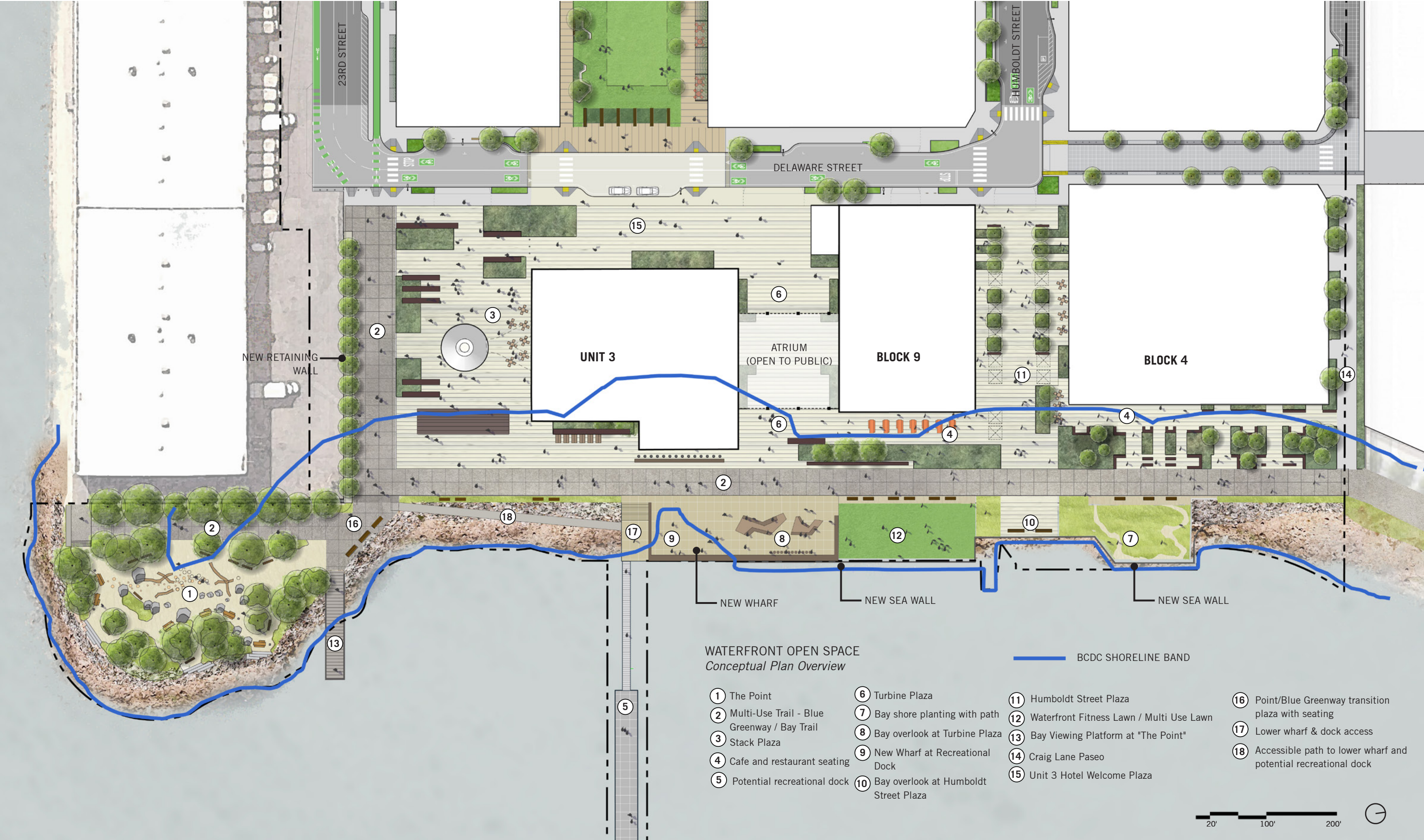


WATERFRONT OPEN SPACE
BCDC DRB - April 2018

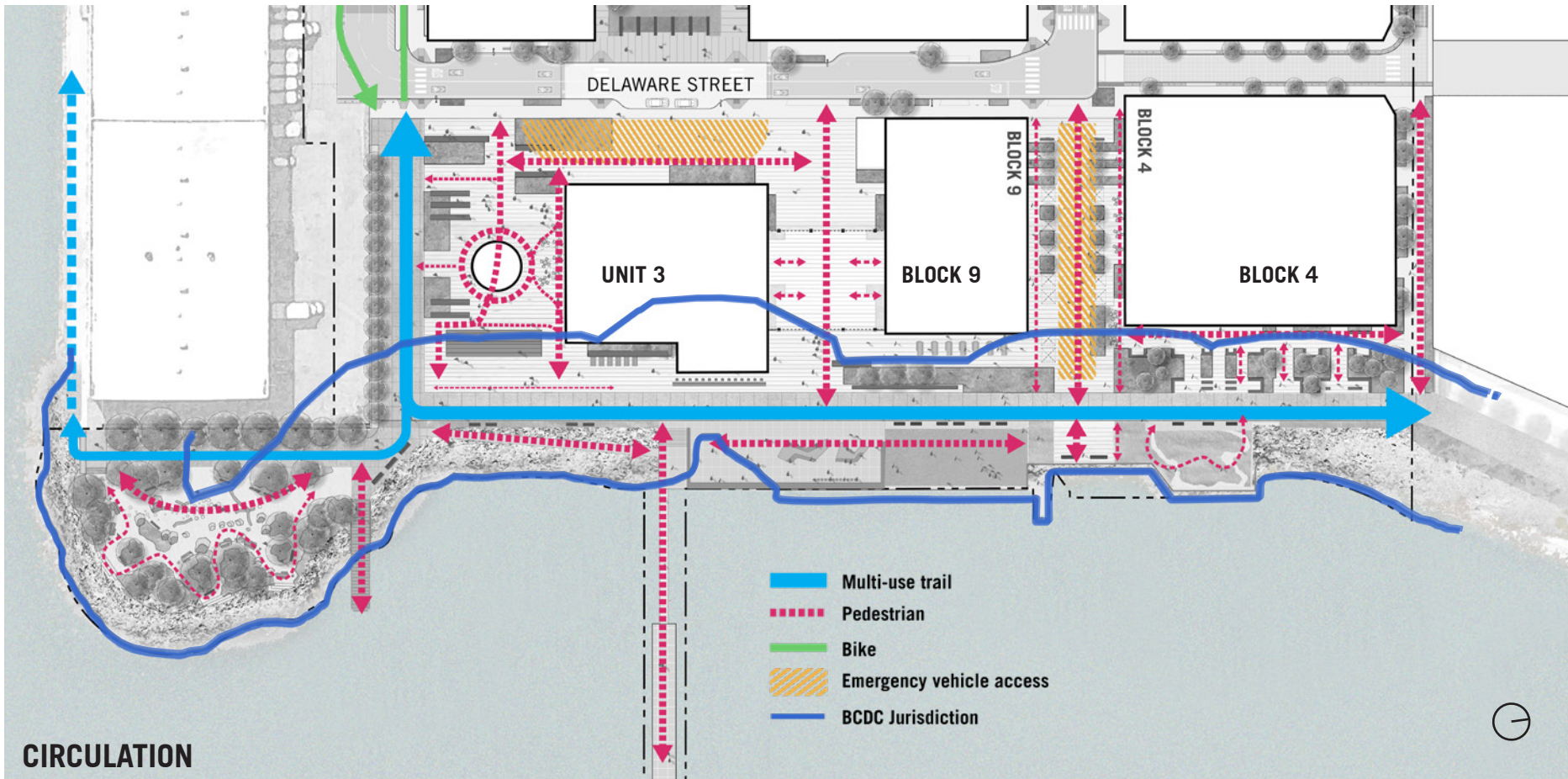
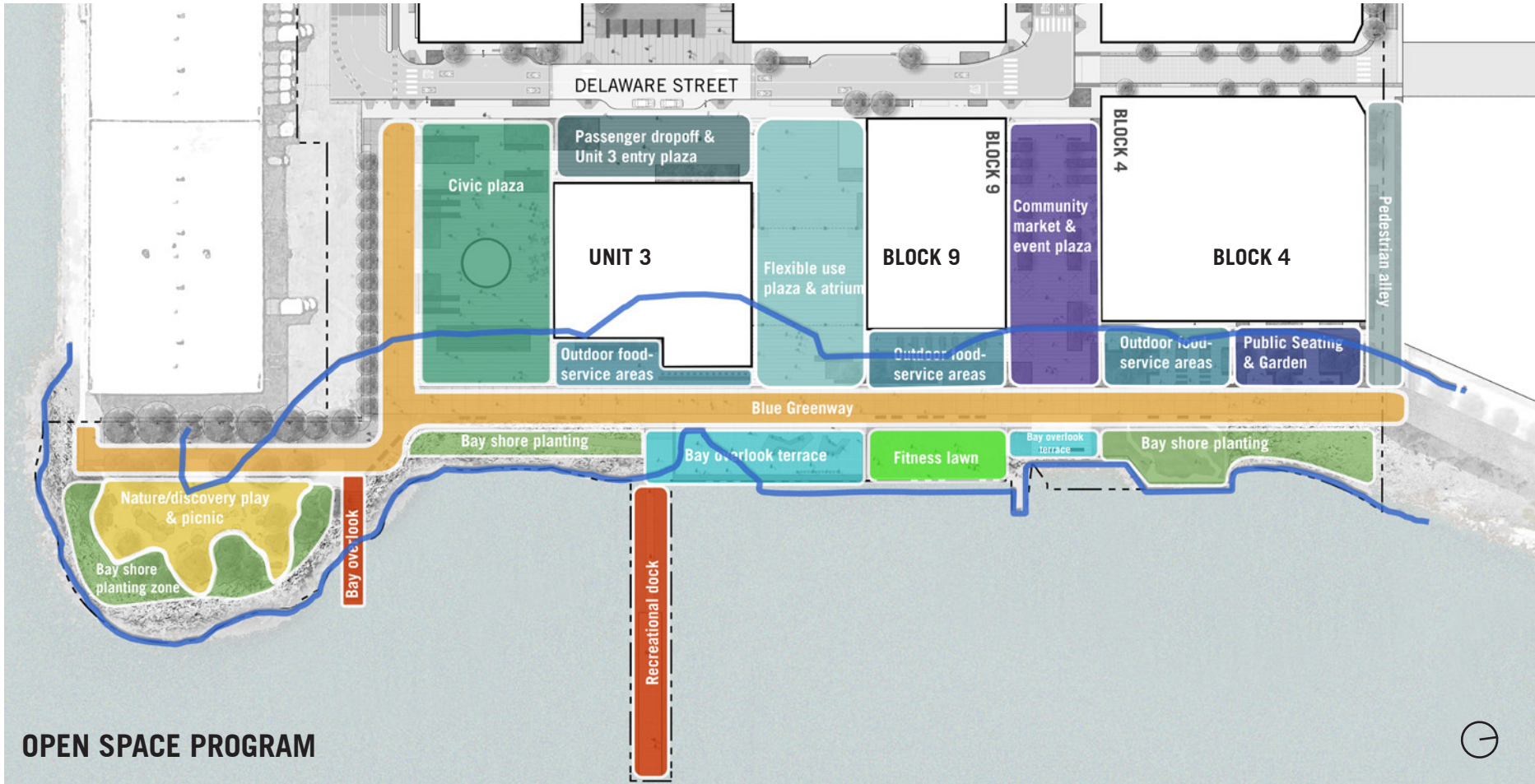


WATERFRONT OPEN SPACE
CURRENT PLAN- March 2019

WATERFRONT OPEN SPACE - CONCEPT PLAN OVERVIEW



WATERFRONT OPEN SPACE
PROGRAM + CIRCULATION



WATERFRONT OPEN SPACE PAVING, PLANTING AND ACCESS

PRECEDENT IMAGES



Flexible-use Lawn



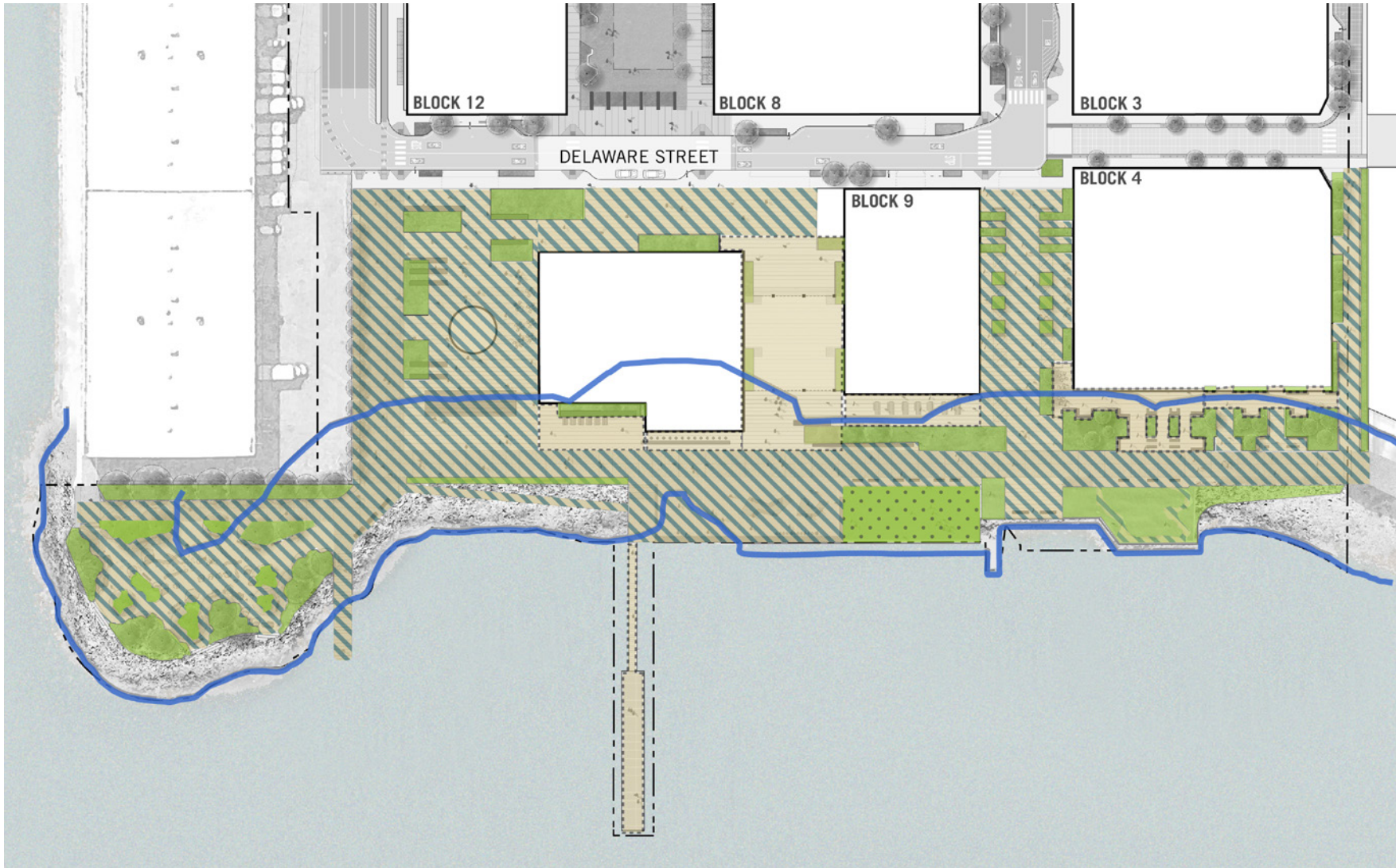
Bay Shore Planting



Public Access Paved Areas and Multi-Use Trail

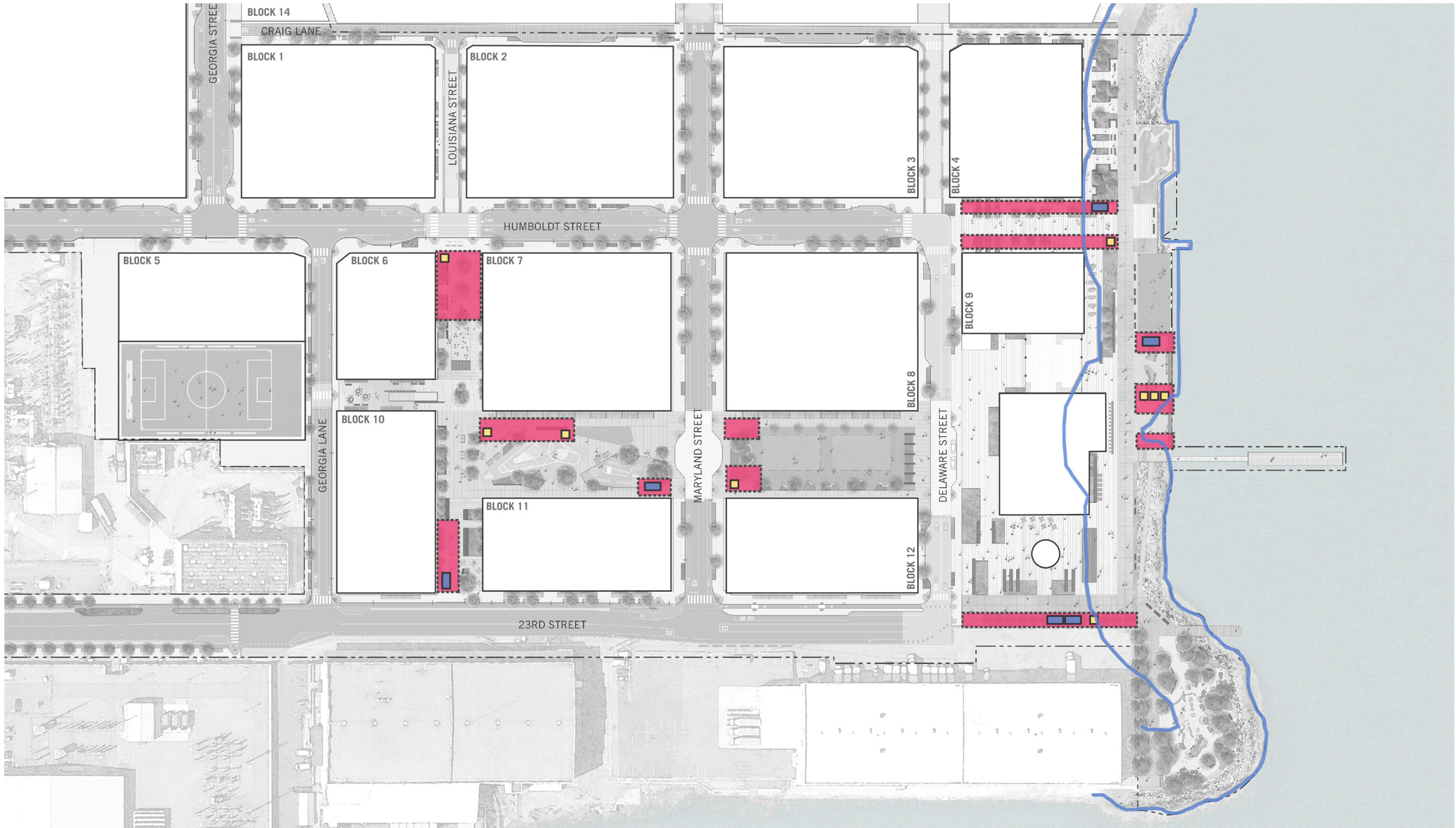


Cafe/Restaurant Seating Areas






- Planting area: viewable
- Planting area: usable
- Paved area: publicly accessible at all times
- Paved area: publicly accessible with some restrictions
- BCDC Jurisdiction

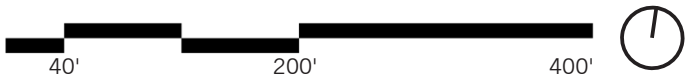
POTENTIAL LOCATIONS FOR MOBILE CARTS AND SEMI PERMANENT KIOSKS



MOBILE CARTS AND KIOSKS

Allowed Zones

-  Potential Location for Semi-Permanent Retail/Food/Beverage Kiosk
-  Potential Location for Mobile Retail/Food/Beverage Kiosk
-  Allowed Zone for Semi-Permanent or Mobile Retail/Food/Beverage Kiosks and Carts



SHORELINE IMPROVEMENTS AND ADAPTATION

PROJECT DATUM

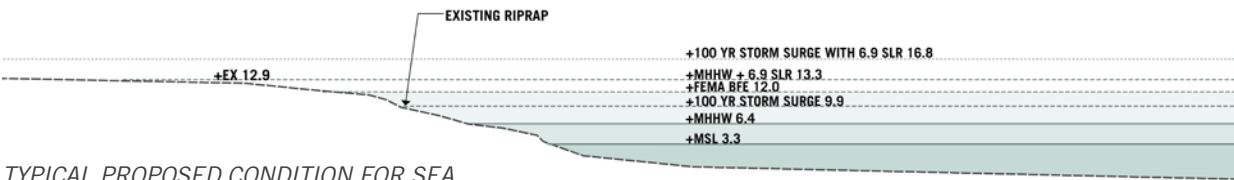
The Plan is based upon the San Francisco Vertical Datum 13 (SFVD13). The SFVD13 Datum is equivalent to the North American Vertical Datum 1988 (NAVD 88). Water levels are based upon “San Francisco Bay Tidal Datums and Extreme Tides Study,” dated February 2016.

MSL = 3.3
Mean Higher High Water (MHHW) = 6.4
FEMA 100 Year Base Flood Elevation (BFE) = 11.0-12.0
BCDC Bay Jurisdiction = 5.9
Army Corps Jurisdiction = 7.67

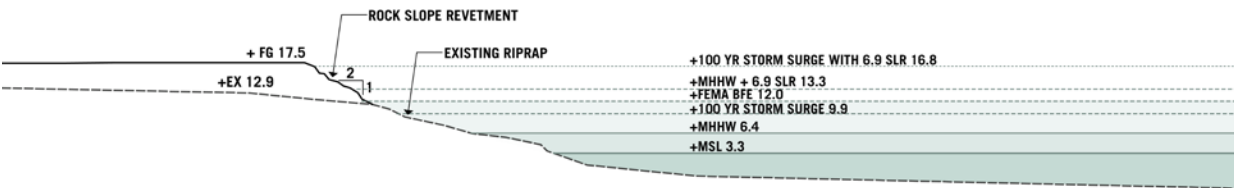
100-Year Storm Surge Event (SSE) = 9.9
2070 SLR = SSE + 3.5’ protection = 13.4 (OPC 2070 High Emissions for medium-high risk aversion)
2100 SLR = SSE + 6.9’ protection = 16.8 (OPC 2100 High Emissions for medium-high risk aversion)
Minimum Project Elevation for New Public Access = 17.5
Minimum Project Elevation for New Buildings = 18.5

SHORELINE SECTIONS & ADAPTATION

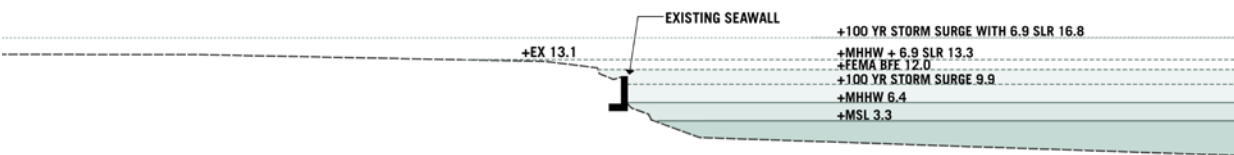
TYPICAL EXISTING SHORELINE CONDITION AT RIP-RAP



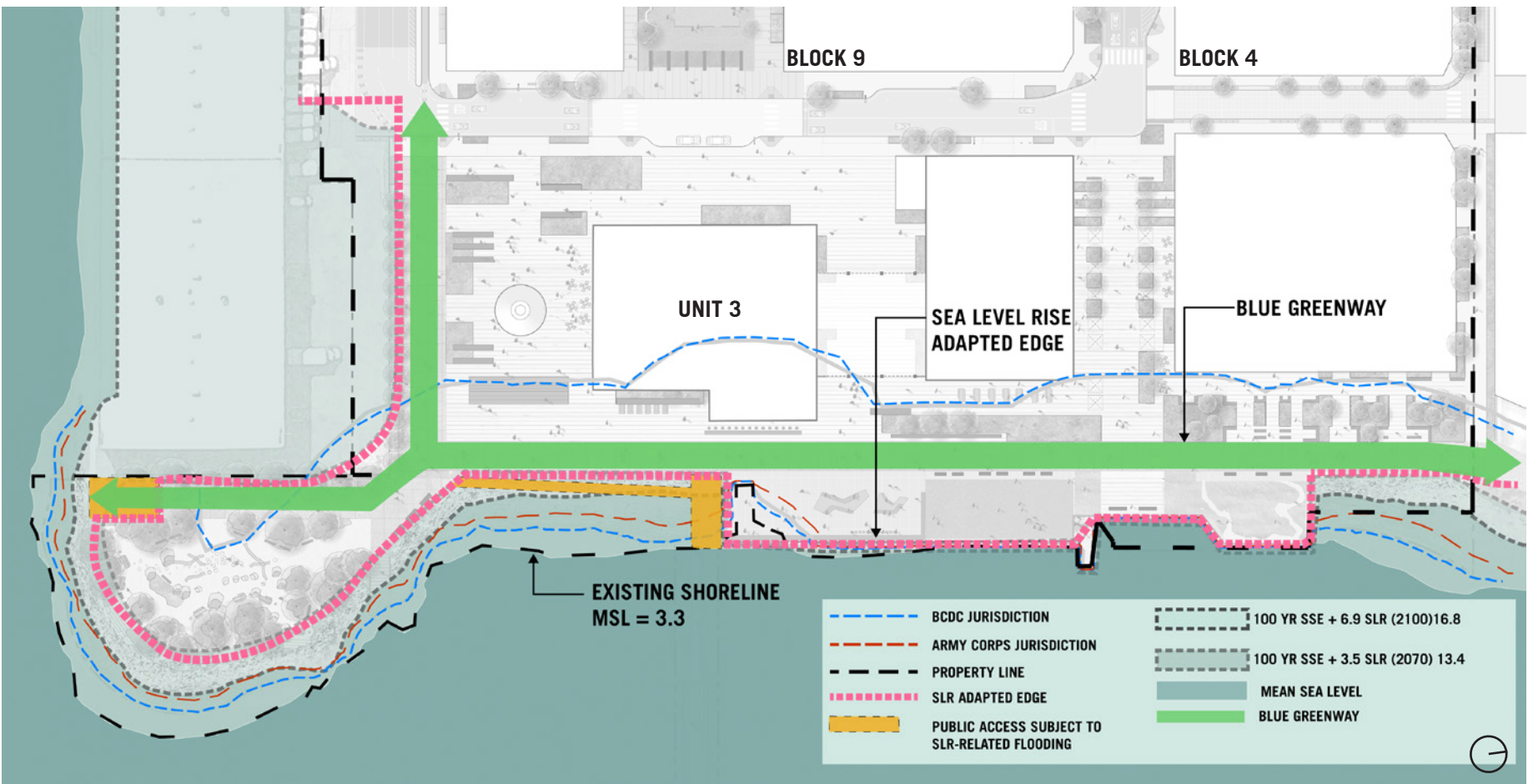
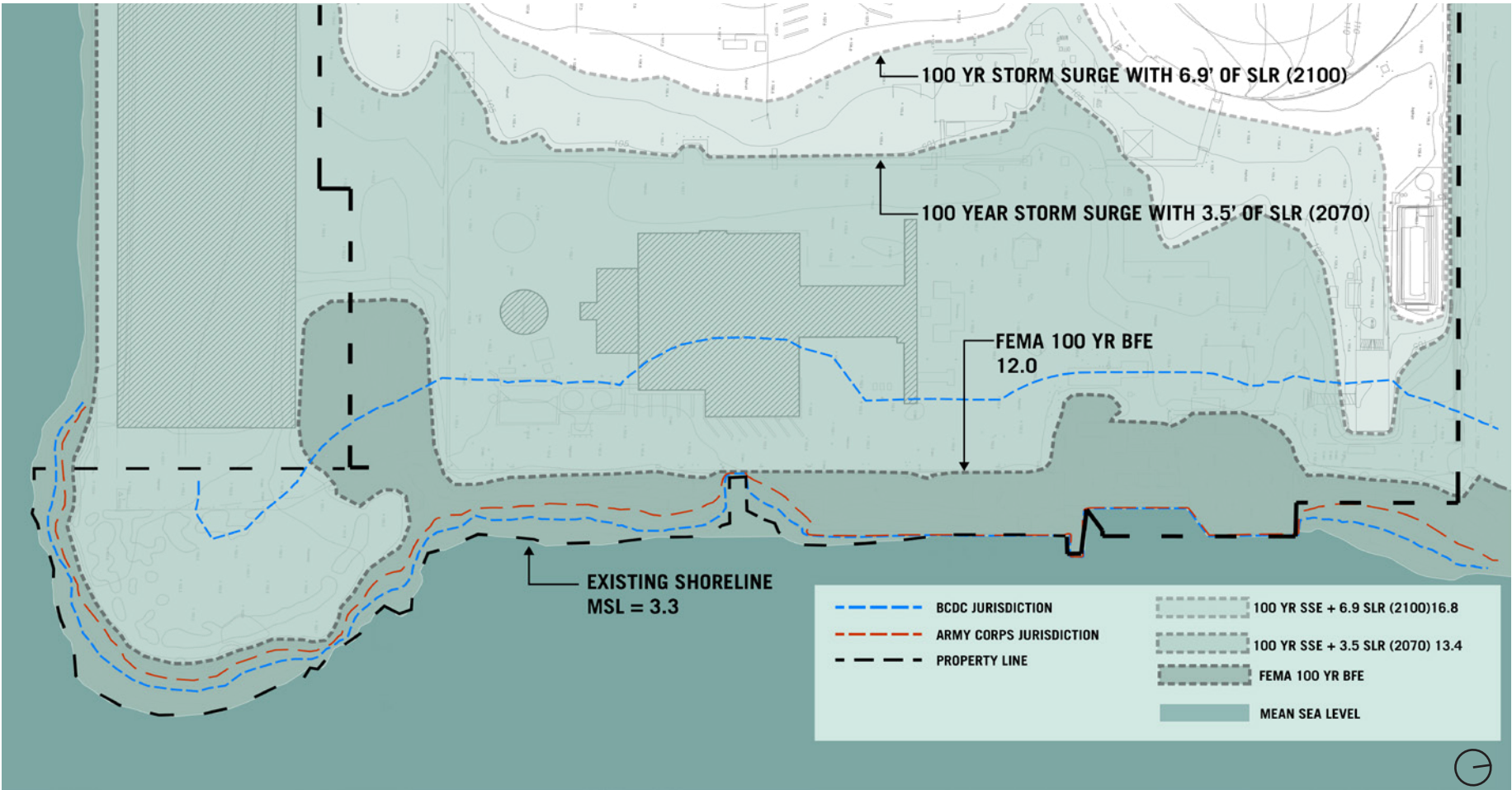
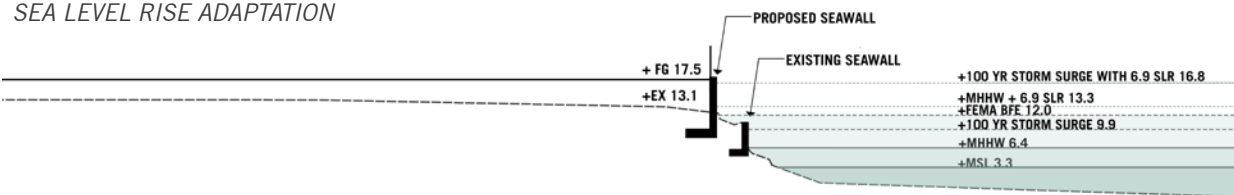
TYPICAL PROPOSED CONDITION FOR SEA LEVEL RISE ADAPTATION AT RIP-RAP



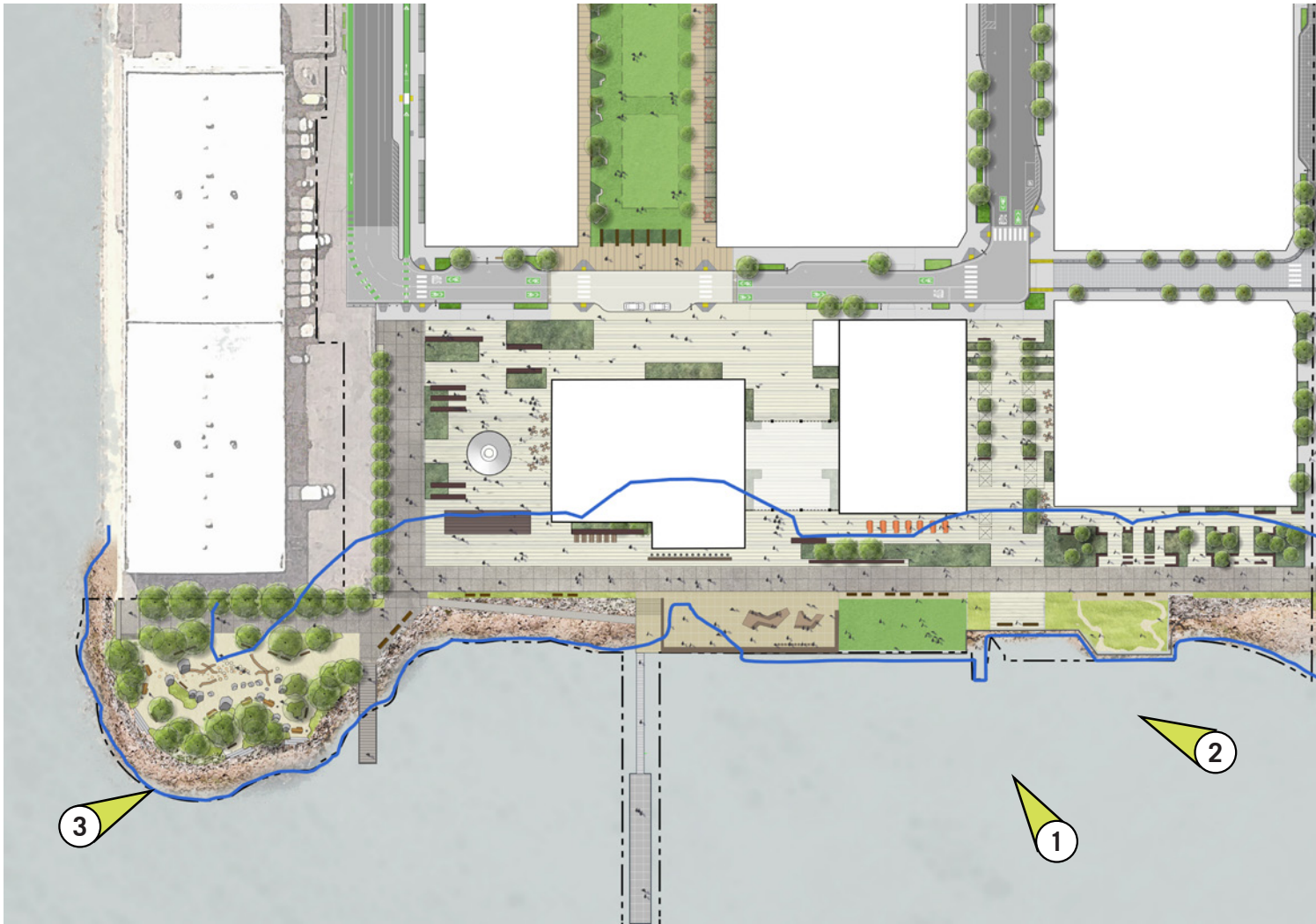
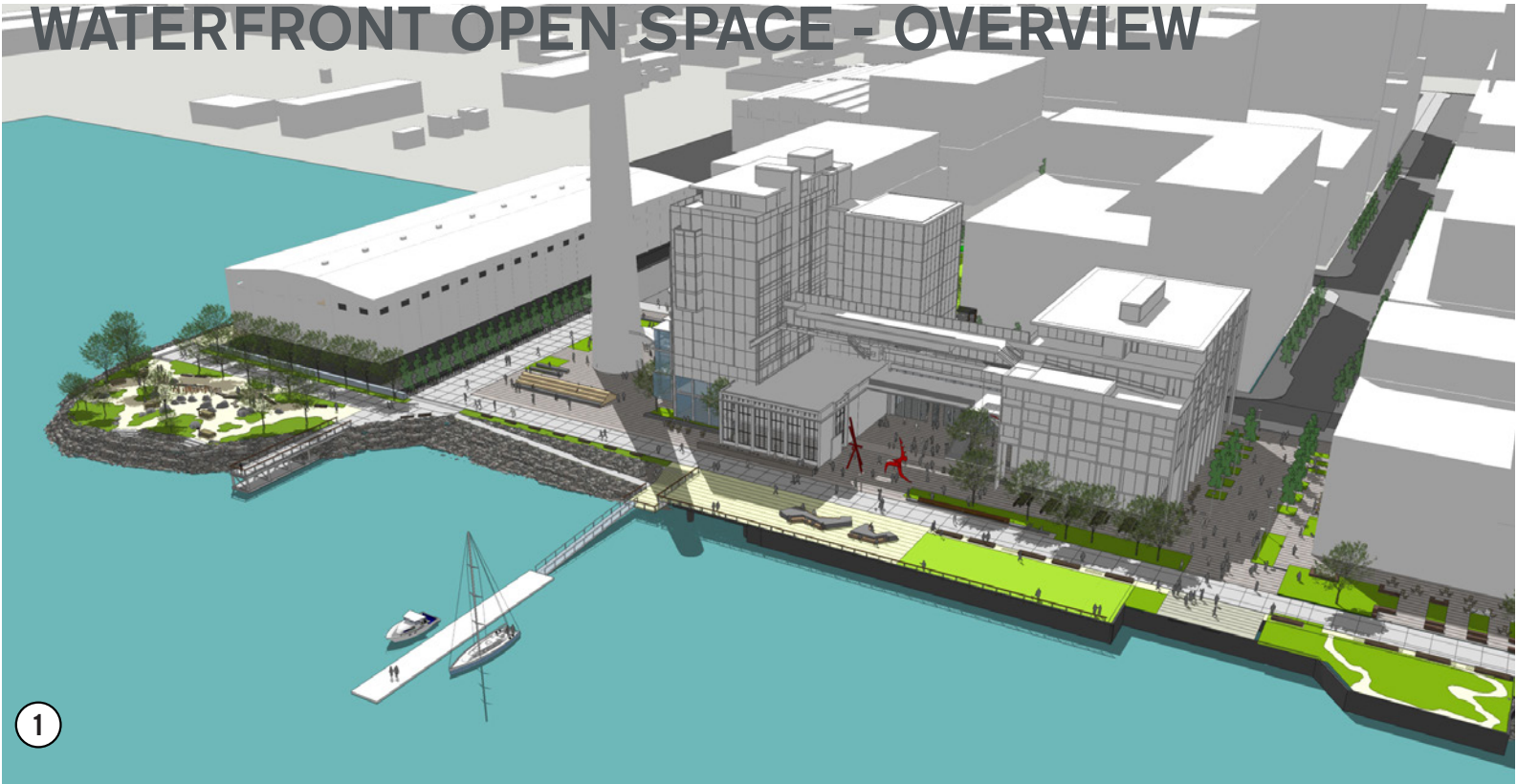
TYPICAL SHORELINE CONDITION AT EXISTING SEAWALL



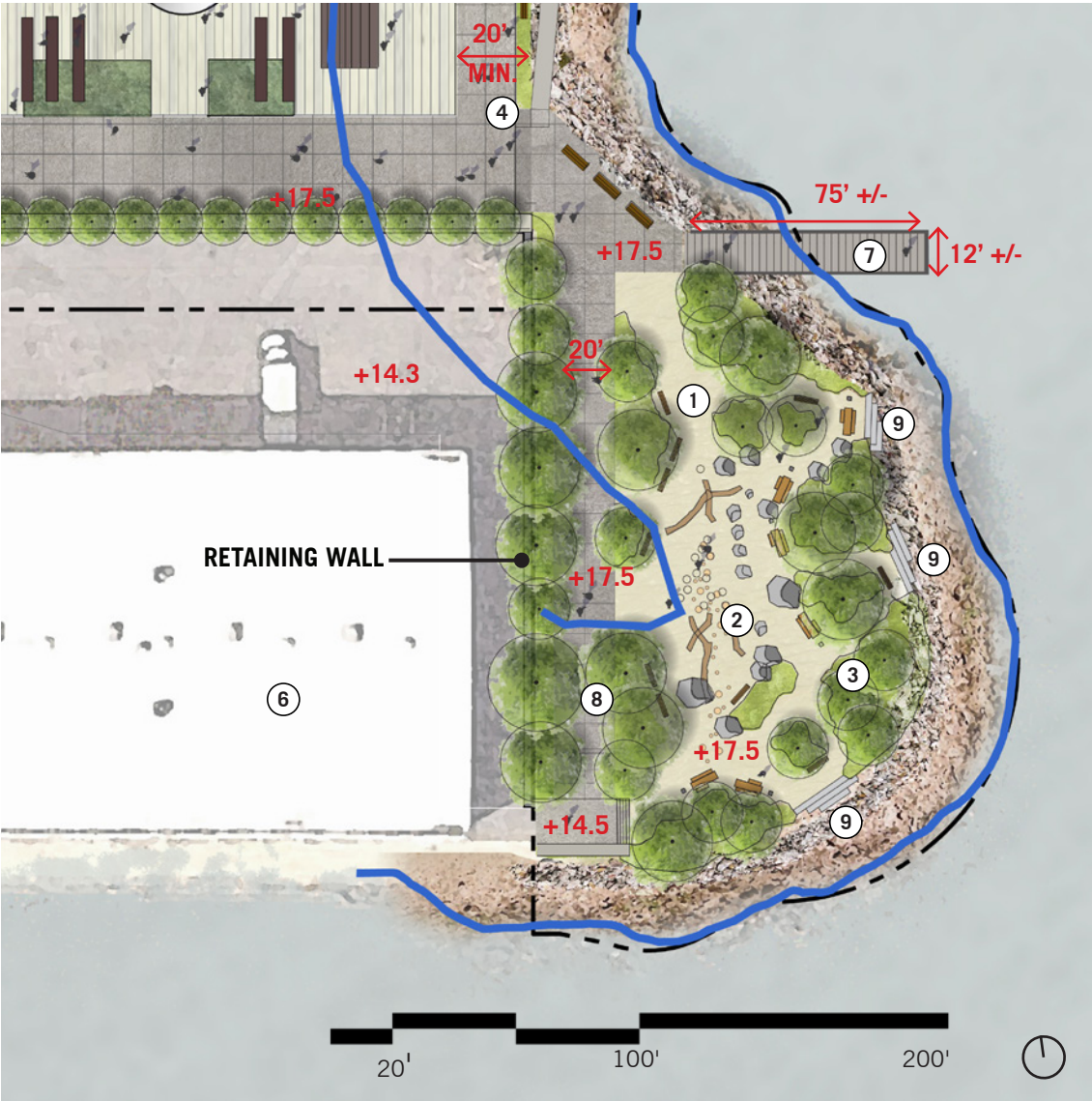
TYPICAL PROPOSED SEA WALL FOR SEA LEVEL RISE ADAPTATION



WATERFRONT OPEN SPACE - OVERVIEW



THE POINT



PRECEDENT IMAGES



Picnic area



Bay shoreline planting area



Discovery natural area and informal play

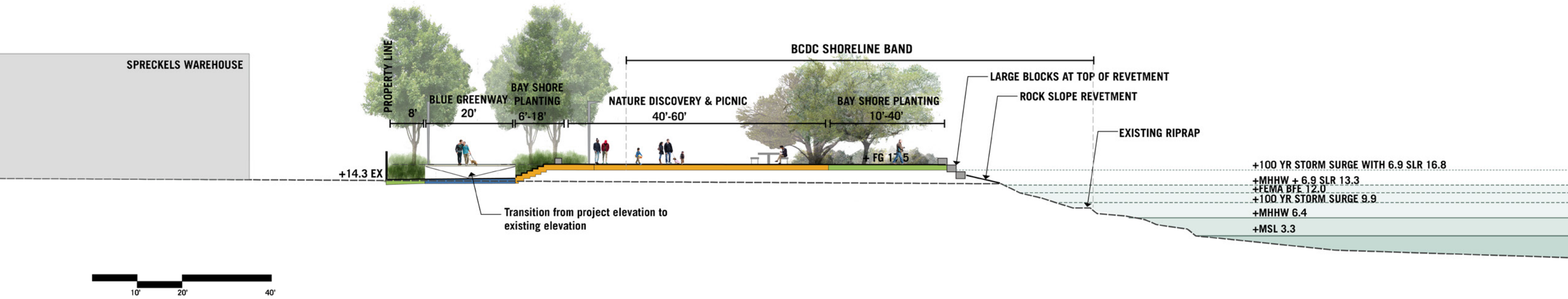
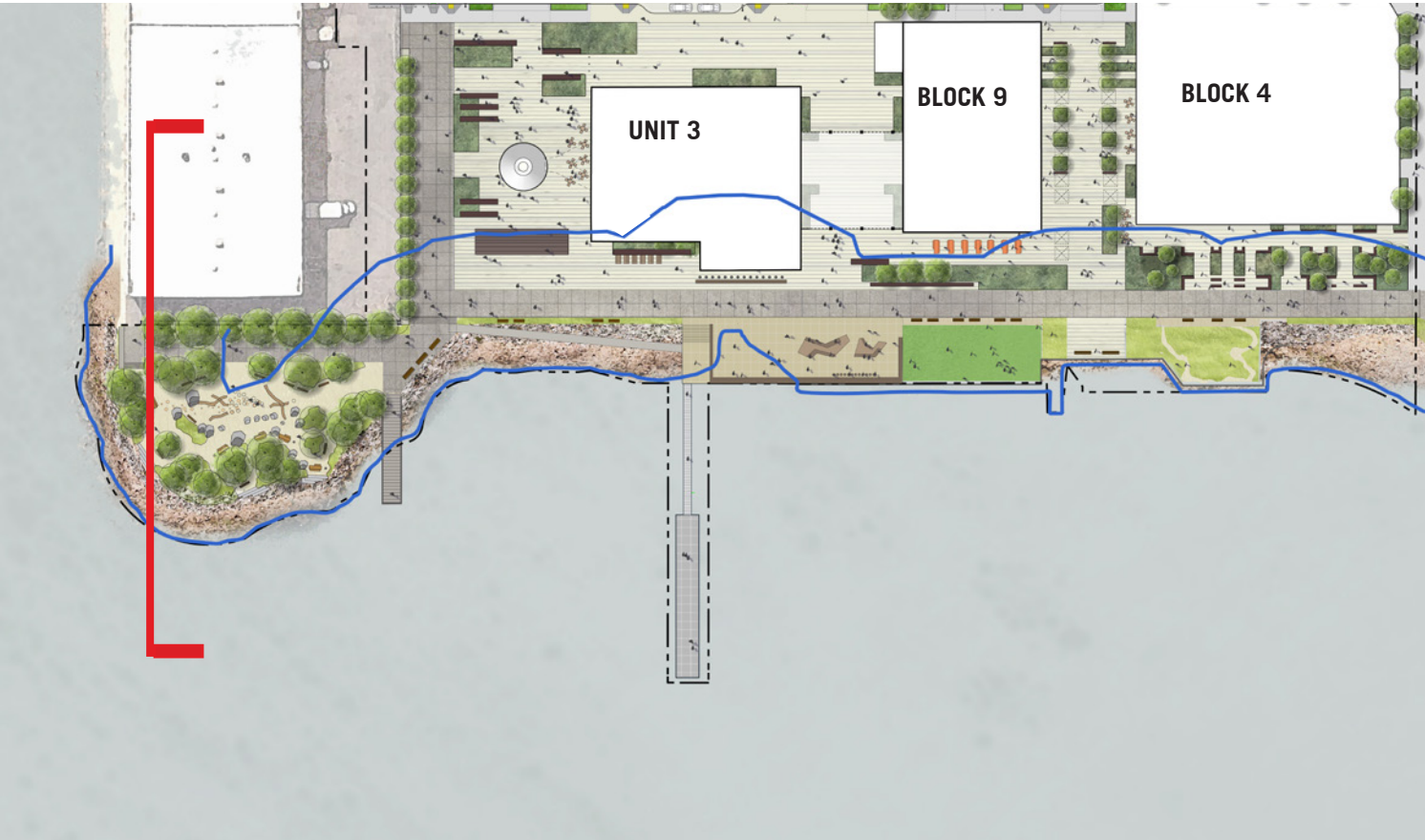


Discovery natural area and informal play

THE POINT

- ① Picnic area
- ② Discovery natural area and informal play
- ③ Bay shoreline planting area
- ④ Waterfront multi-use trail
- ⑤ Stack Garden and plaza
- ⑥ Spreckles Warehouse East
- ⑦ Bay viewing platform
- ⑧ Blue Greenway / Bay Trail extension
- ⑨ Large concrete blocks integrated with top of riprap

THE POINT



THE STACK



View of Stack Plaza looking west

PRECEDENT IMAGES



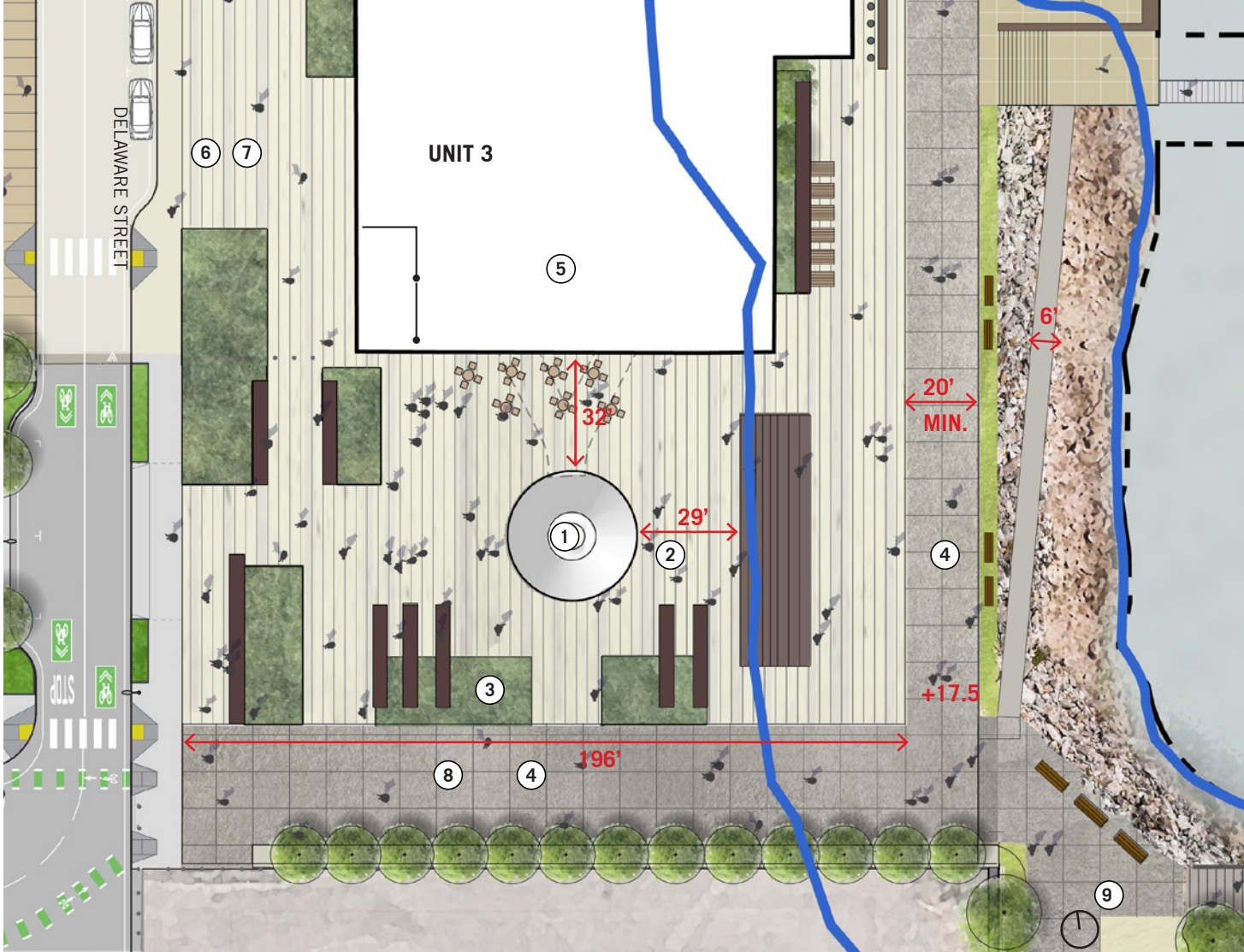
Post-Industrial Site with Gardens and Contemporary Intervention



Post-Industrial Site with Gardens and Plazas



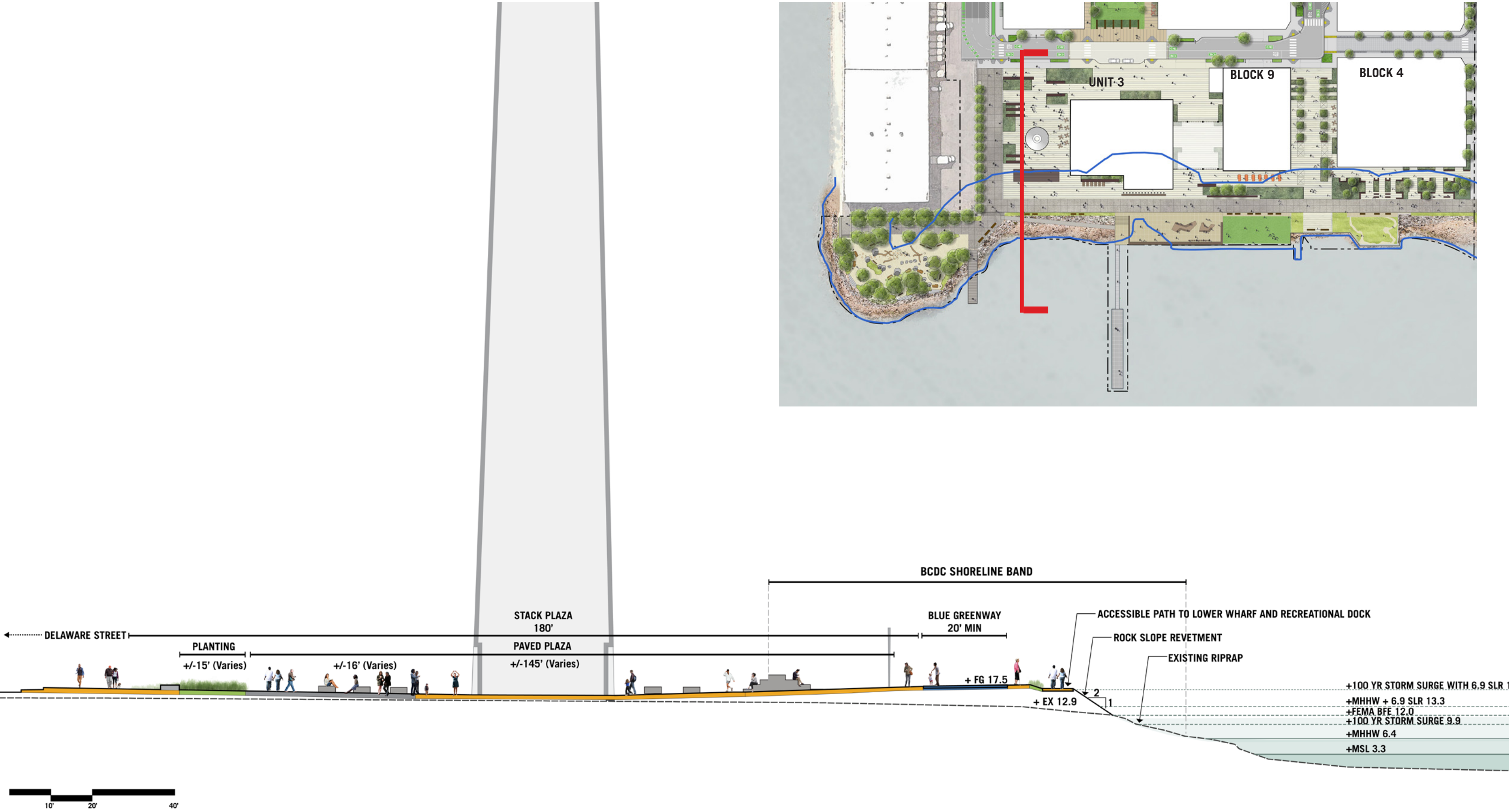
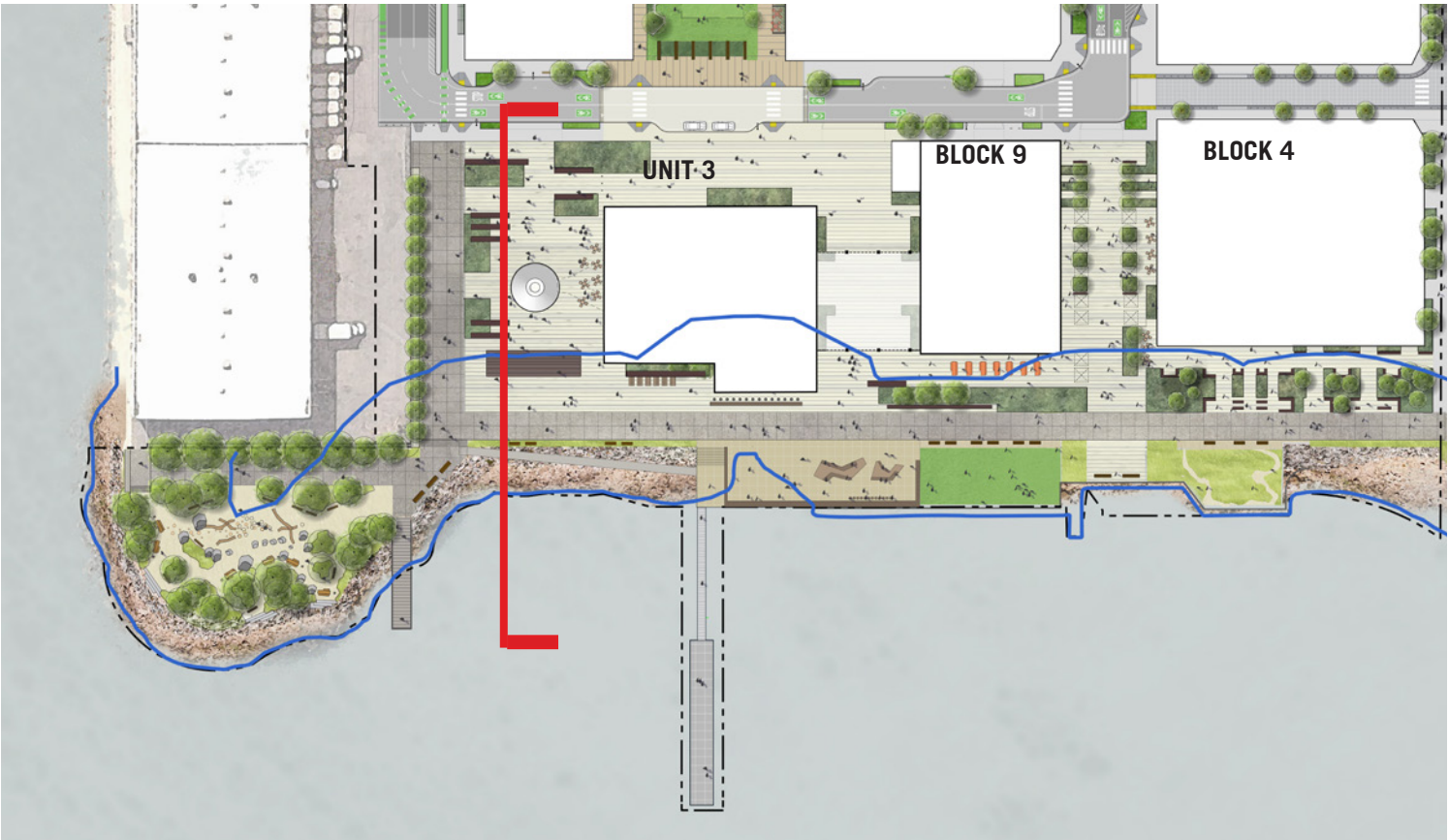
Planting Character



STACK PLAZA AND GARDEN Conceptual Plan

- | | | |
|-------------------|-------------------------------------|---------------------|
| ① The Stack | ⑤ Unit 3 | ⑧ Utility Easements |
| ② Stack Plaza | ⑥ Emergency Vehicle Access lane | ⑨ The Point |
| ③ Stack Gardens | ⑦ Unit 3 Welcome Plaza and EVA lane | |
| ④ Multi-use Trail | | |

THE STACK



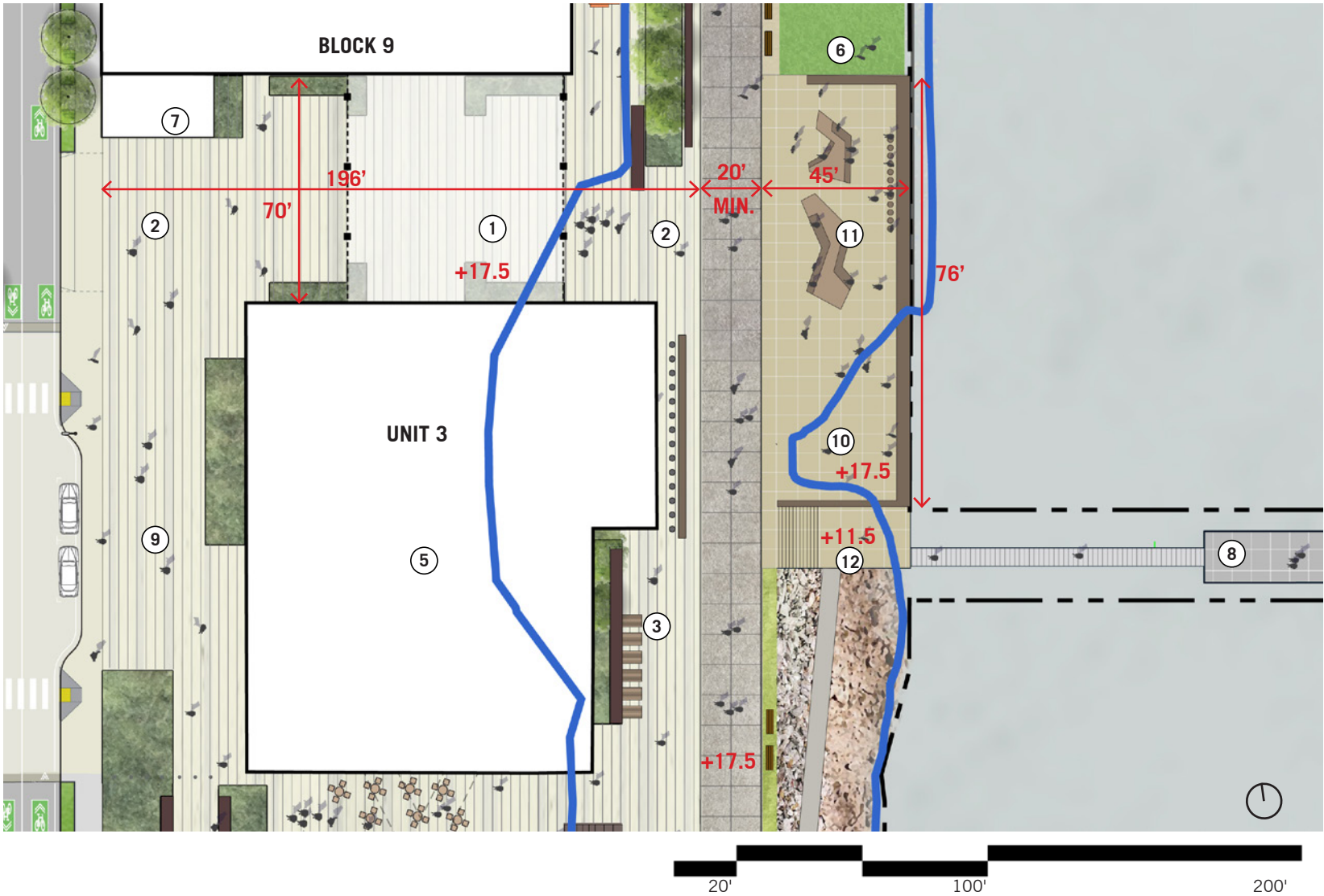
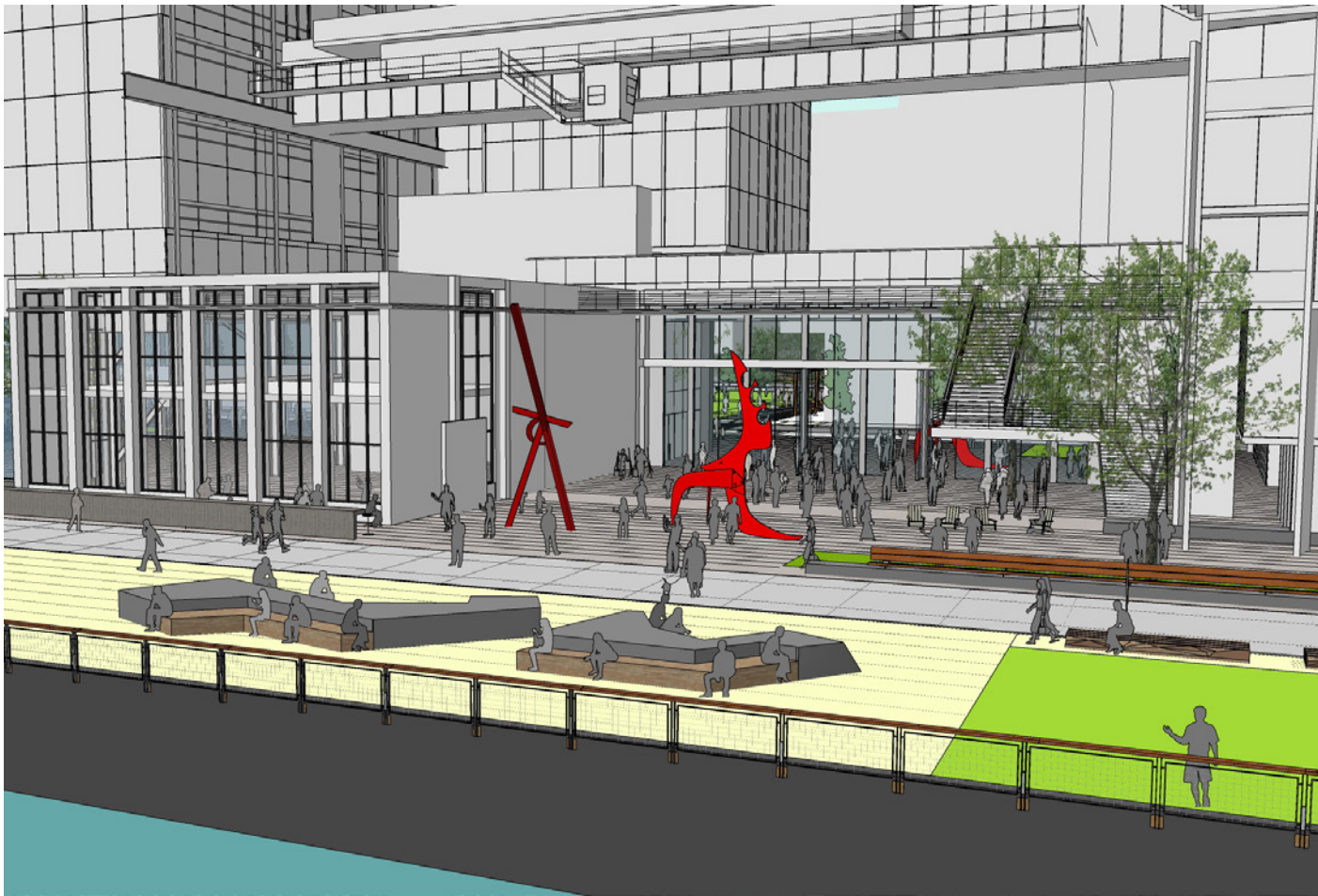
VIEW OF STACK AND UNIT 3 FROM POWER STATION PARK



View Key Plan



TURBINE PLAZA AND BAY OVERLOOK TERRACE



PRECEDENT IMAGES



Water Overlook with Sculptural Seating and Art

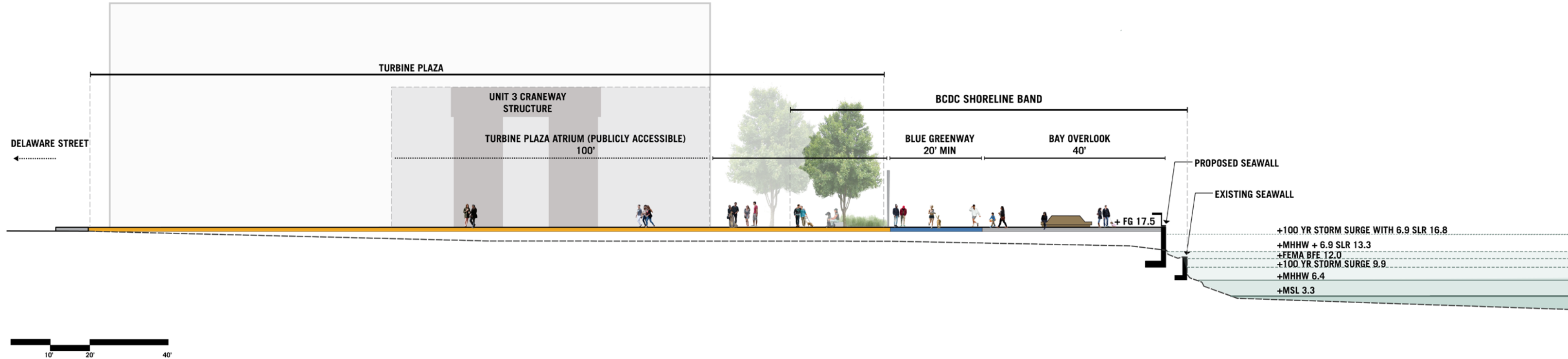
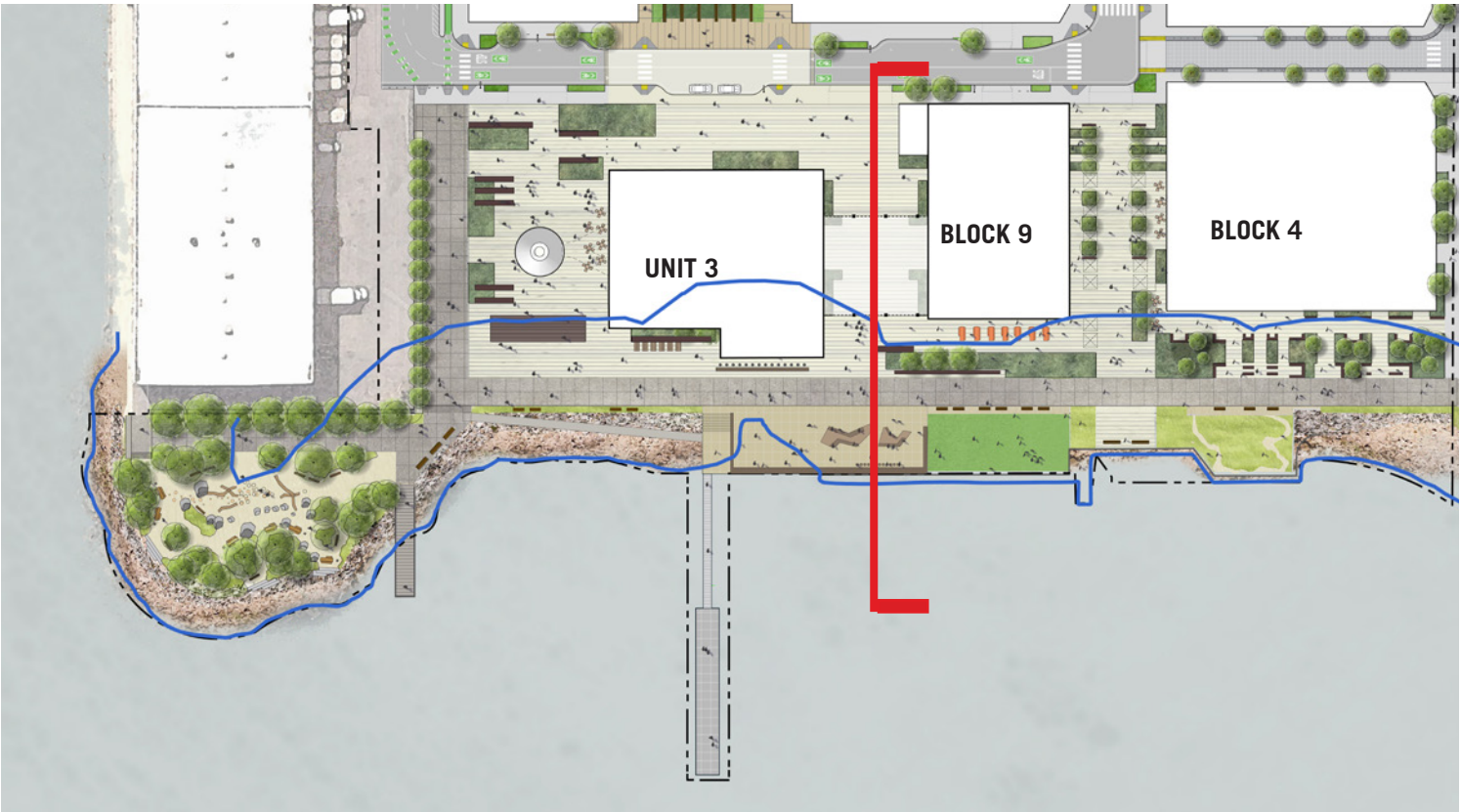


Industrial Waterfront

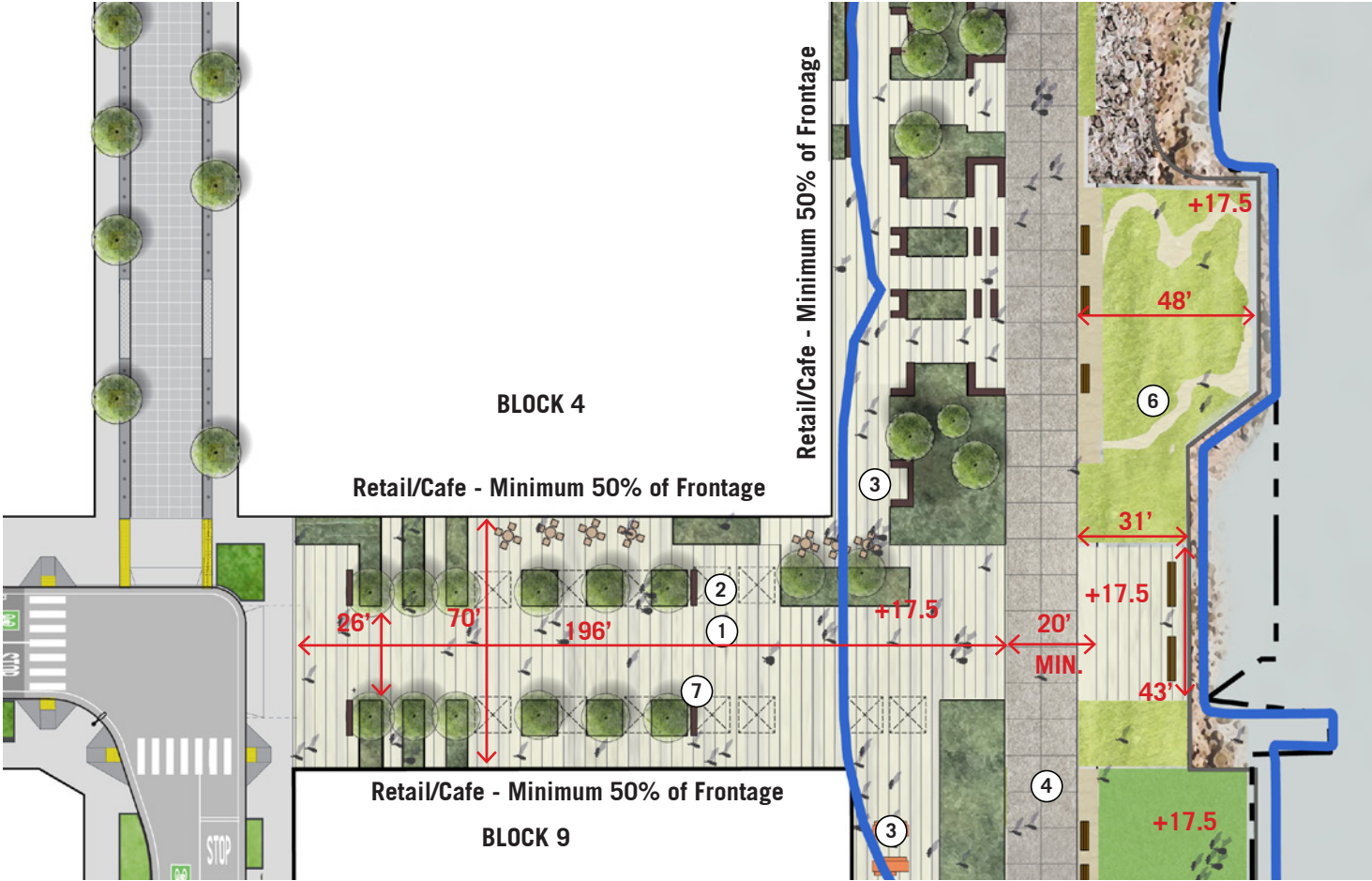
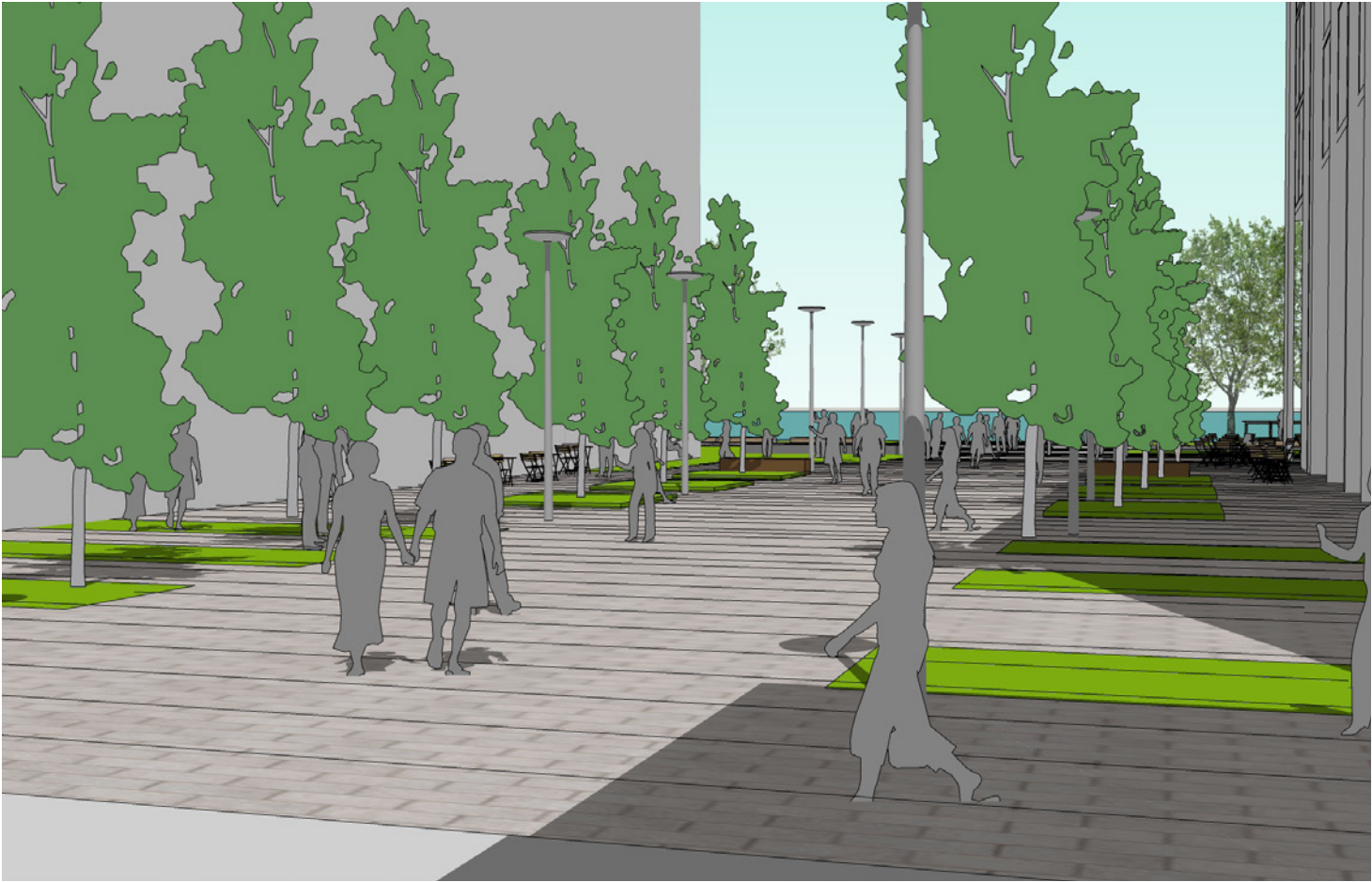
TURBINE PLAZA Event and Flexible-Use Plaza

- ① Enclosed Public Plaza/Atrium
- ② Exterior Public Plaza
- ③ Cafe/Restaurant Seating
- ④ Multi-use Trail
- ⑤ Unit 3
- ⑥ Fitness Lawn / Flexible-use Lawn
- ⑦ Potential Pump House Location
- ⑧ Potential Recreational Dock
- ⑨ Unit 3 Welcome Plaza & Emergency Vehicle Access
- ⑩ Wharf (New)
- ⑪ Bay Overlook Terrace
- ⑫ Lower Wharf and Recreational Dock Access

TURBINE PLAZA AND BAY OVERLOOK TERRACE



HUMBOLDT STREET PLAZA



PRECEDENT IMAGES



Farmers' Market



Outdoor Performance



Outdoor Market

HUMBOLDT STREET PLAZA Market and event plaza

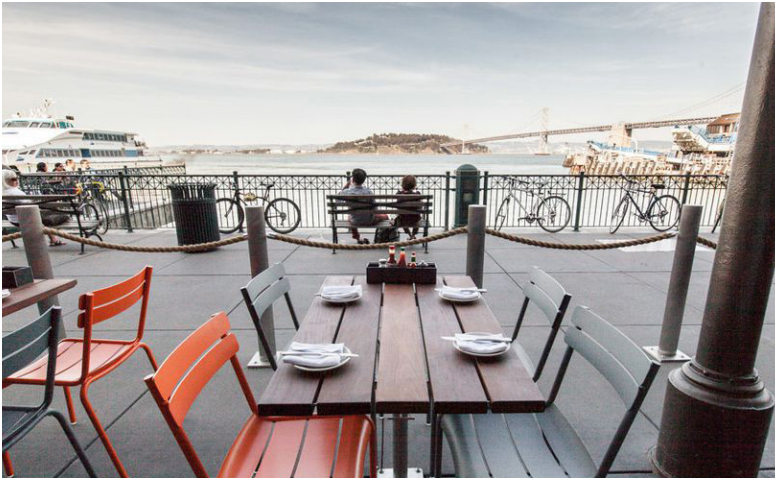
- ① Flexible use plaza + 26' EVA lane
- ② Potential market stalls/tents
- ③ Cafe/Restaurant Seating
- ④ Multi-Use Trail
- ⑤ Bay Overlook
- ⑥ Bay Shoreline Planting with pedestrian path access
- ⑦ Benches

CAFE/RESTAURANT SEATING / FLEX-USE LAWN

PRECEDENT IMAGES



Restaurant Seating Next to Public Promenade-Embarcadero



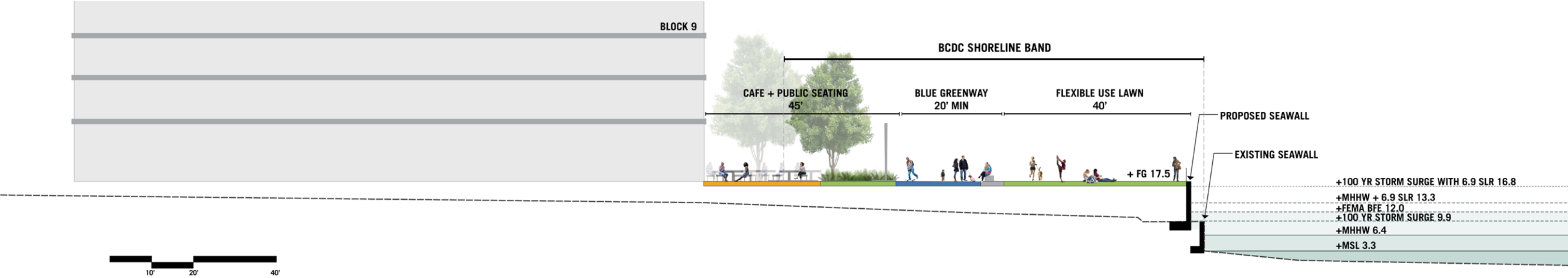
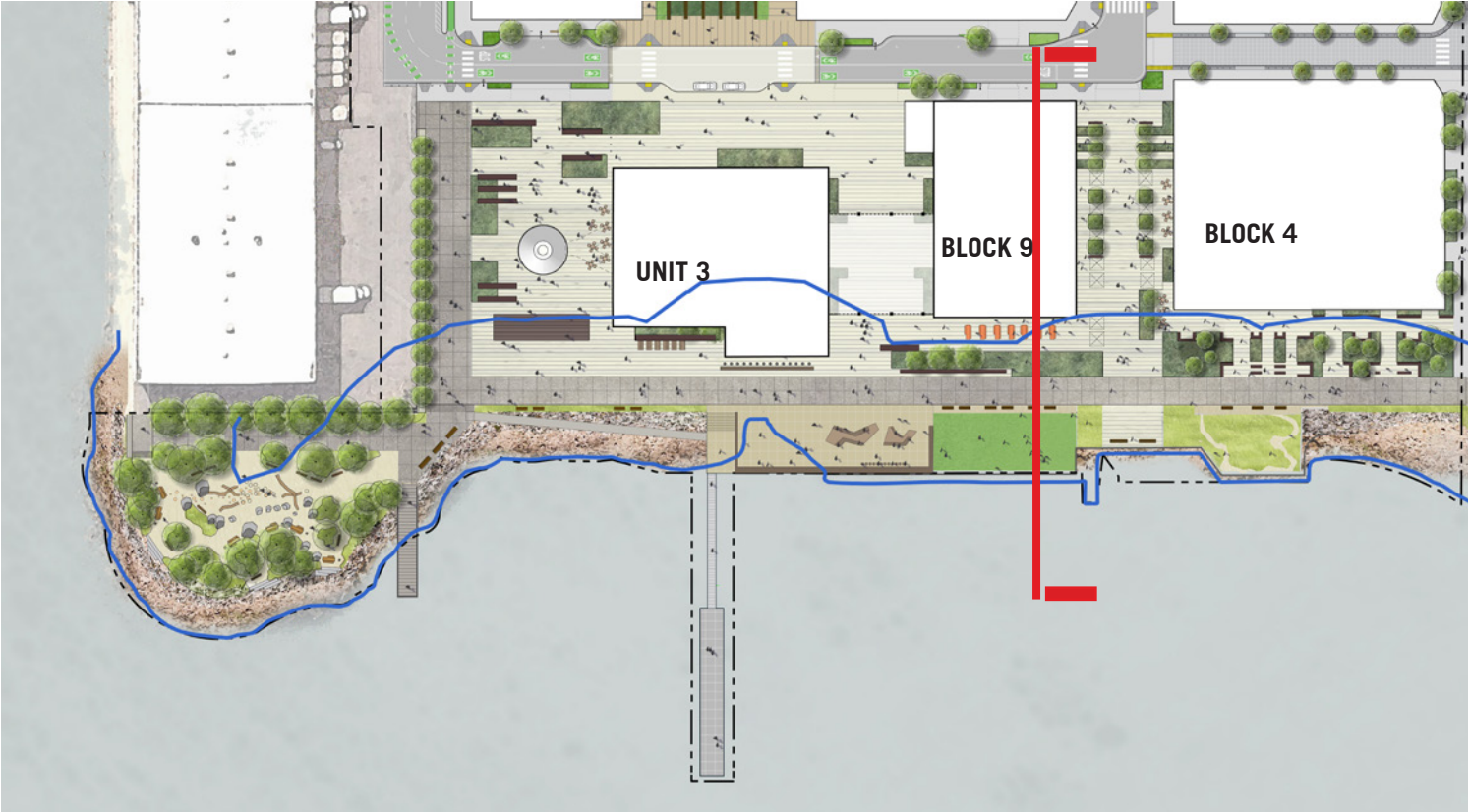
Restaurant Seating Next to Public Promenade and Public Seating



Accessible Turf Area



Cafe Seating



WATERFRONT OPEN SPACE PAVING AND FURNISHING CHARACTER

PAVING



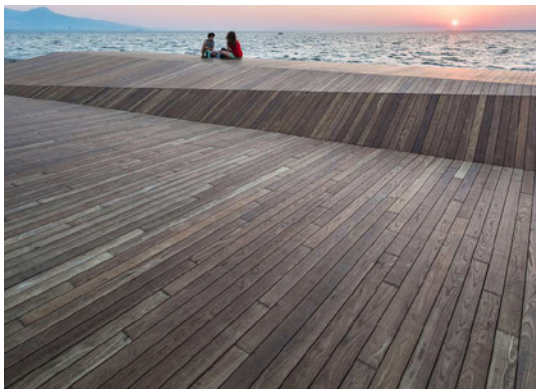
Enhanced Cast in Place Concrete
(Integral color and/or exposed aggregate finish)



Enhanced Cast in Place Concrete
(Saw Cut Joints)



Pre-Cast Concrete Unit Pavers



Wood Decking - Durable Hardwood appropriate
for Coastal Conditions



Enhanced Concrete / Pre-Cast Unit Pavers
With Contrasting Pattern



Stone Unit Pavers

FURNISHING



Custom Bench with Back



Manufactured Bench with Back



Picnic Tables



Movable Chairs



Platform Seating



Lounge seating and Benches

WATERFRONT OPEN SPACE PLANTING PALETTE



Erigeron glaucus - Seaside Daisy



Eriogonum latifolium - Coast Buckwheat



Achillia millefolium - Yarrow



Fragaria chiloensis-Beach Strawberry



Salvia species



Mimulus aurantiacus - Monkey Flower



Pacific Coast Iris varieties



California Fuchsia varieties



Calamagrostis foliosa



Leymus condensatus 'Canyon Prince'



Ceanothus - 'Yankee Point'



Baccharis pilularis "Pigeon Point"



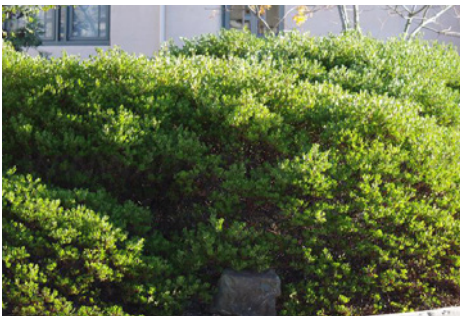
Arctostaphylos "Point Reyes"



Artemesia californica



Salvia Spathacea -Hummingbird Sage



Arctostaphylos varieties



Ceanothus - shrub varieties



Heteromeles arbutifolia - Toyon



Rhamnus californica - CA Coffee Bush



Myrtus californica - Pacific Coast Wax Myrtle



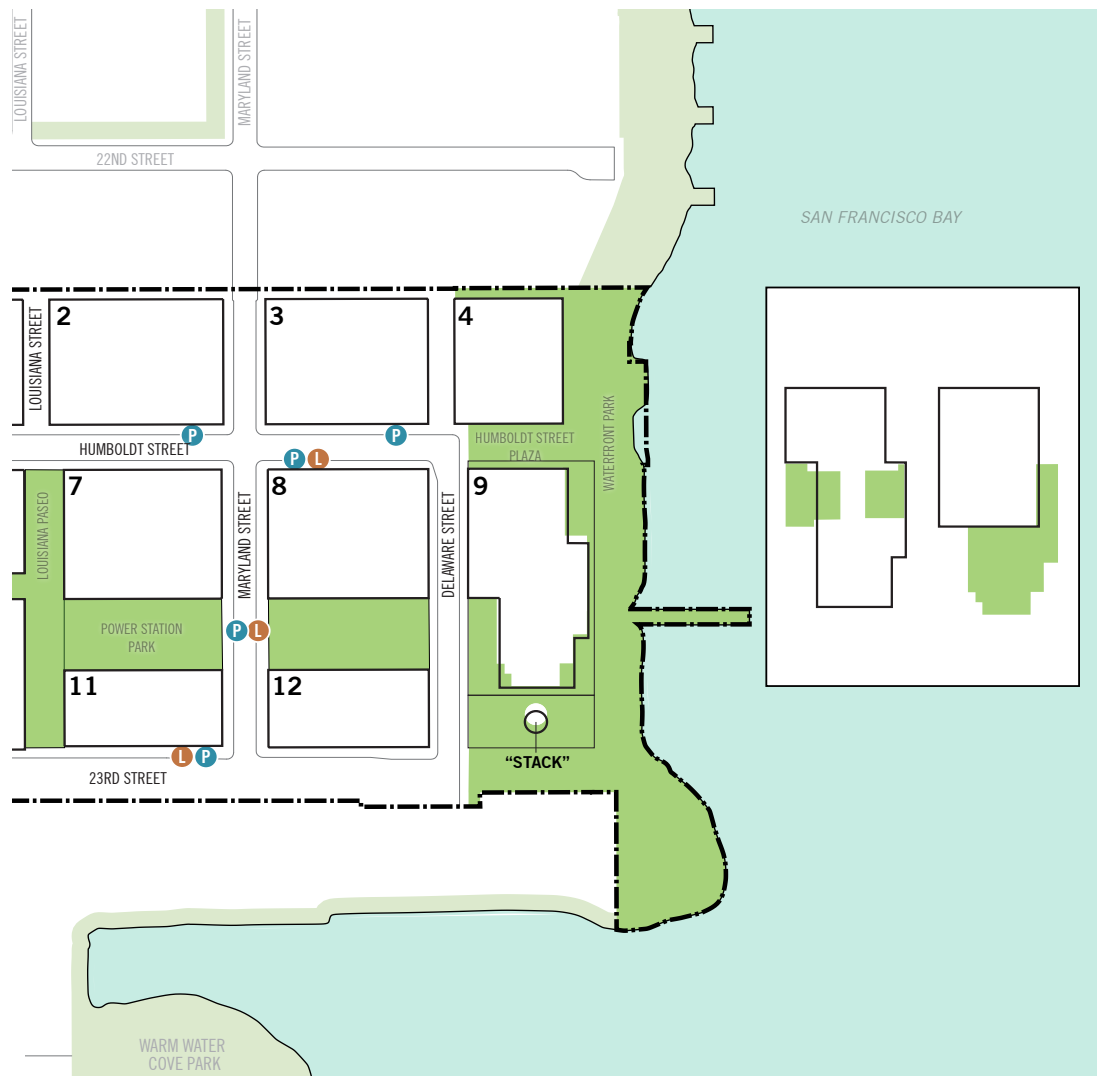
Native and Climate Adapted Planting



Turf

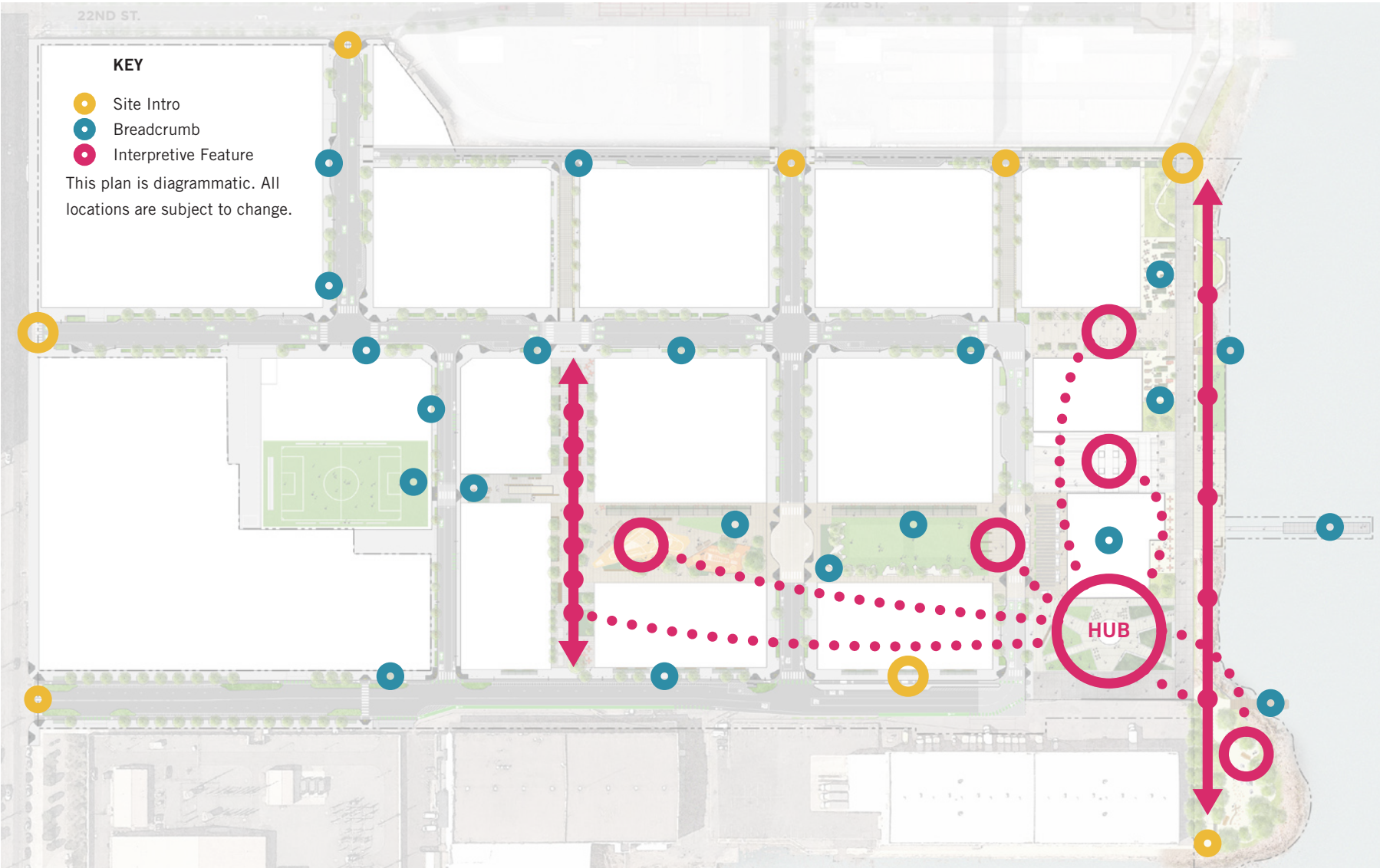
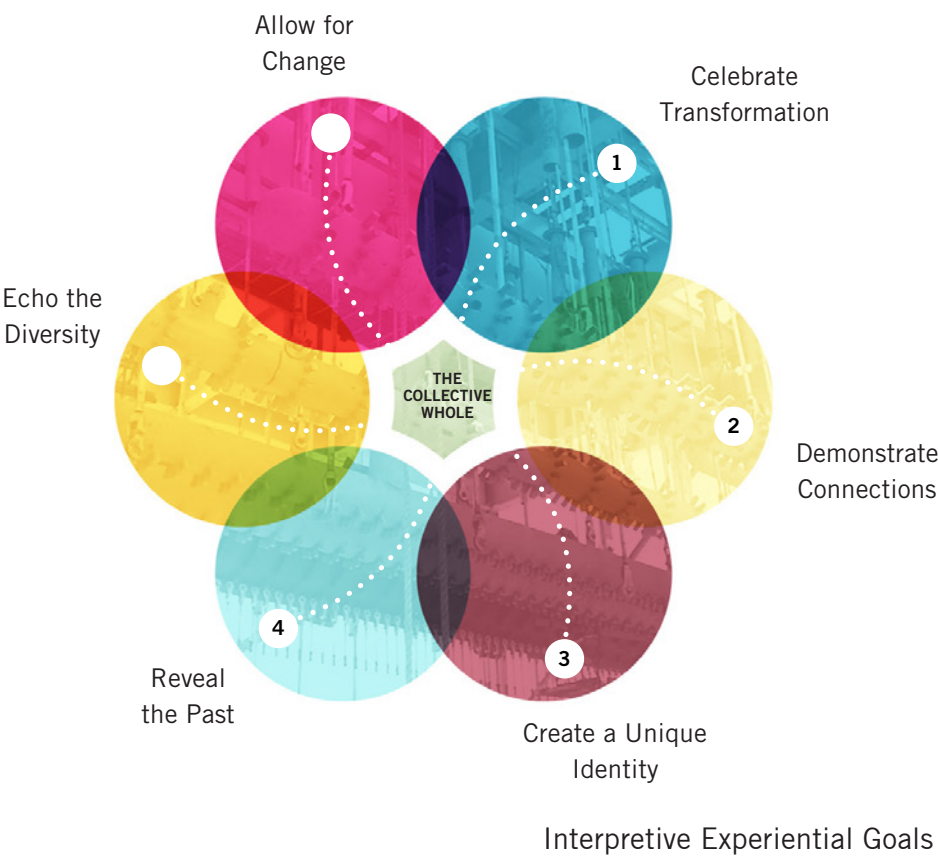
BLOCK 9 BUILDING AND OPEN SPACE WITHOUT UNIT 3

If retaining Unit 3 is not feasible, it will be replaced in part by publicly accessible open space and in part by an extension of Block 9.



Concept Open Space Plan Without Unit 3

SITE INTERPRETATION



Celebrate Transformation

The site has a rich industrial history, with each successive occupant “standing on the shoulders” of its predecessors. The infrastructure of each occupying industry was repurposed and transformed to accommodate the next. Each occupant was tied to the waterfront, which also continually changed based on the needs of the then occupant. The Power Station will continue in this evolution to support the ever-changing needs of the community. The exhibits should highlight transformation as a “metanarrative.”

Demonstrate Connections

The intent is to expose residents, visitors, and employees to the layered history of the site rather than depict the site's history in a linear fashion. Potrero Point has many independent stories, which paint a broader picture when combined. By bridging the past with the present within a geographical context, the exhibits at the Power Station should be designed to help visitors connect these individual stories into broader-reaching themes to fully realize the site's importance.

Create a Unique Identity

The industrial heritage along the Central Waterfront is evident across Potrero Point and many neighboring sites. Once these developments are complete, most visitors will perceive them as a continuous fabric of the city, yet each has a unique story to tell. For continuity, the exhibits at the Power Station should share some interpretive methodologies with neighboring sites, yet visitors shall be made aware of historical boundaries to create a unique identity and sense of place.

Reveal the Past

Continuous growth has yielded many changes to Potrero Point over time. With technological advances, the site infrastructure has evolved to support its inhabitants and will continue to do so. Even during its tenure as a functioning power station, many prominent structures were replaced by more relevant ones. Upon completion of the Power Station development, many of the site's past historic resources will not be physically available for storytelling. Where appropriate and feasible, these elements shall be revived in interpretive features like

paving patterns, site markers, exhibit panels, repurposed artifacts and other artistic techniques intended to show what is no longer there. Additionally, any retained historic resources shall be interpreted within the exhibit program.

Echo the Diversity

A diverse array of visitor types will come to the Power Station - those with different interests, time constraints, learning styles, capabilities, ages, cultures, etc. The site will have a heterogeneous mix of offerings and experiences and the exhibit methodologies shall be equally varied to provide interpretation for all of its users and visitors.

Allow for Change

The site has transformed throughout its history and is expected to continue evolving. Permanent interpretive features should have the capacity to be augmented

with opportunities for further storytelling, adding points of view and even reinterpreting history if society's views change. The site will include multi-purpose programmable areas, which potentially allow an ongoing dialogue about its history, as well as facilitated interpretive events, such as, changing exhibits or the display of archaeological features that may be uncovered during site excavation.

The Collective Whole

It is unlikely that each interpretive experience could individually satisfy all of these tenets. Interpretive designers should attempt to satisfy as many of these tenets as possible per experience and consider the collective whole for satisfying all of the experiential goals.

Interpretive Location Plan Diagram

SITE INTERPRETATION



a. Etched Concrete



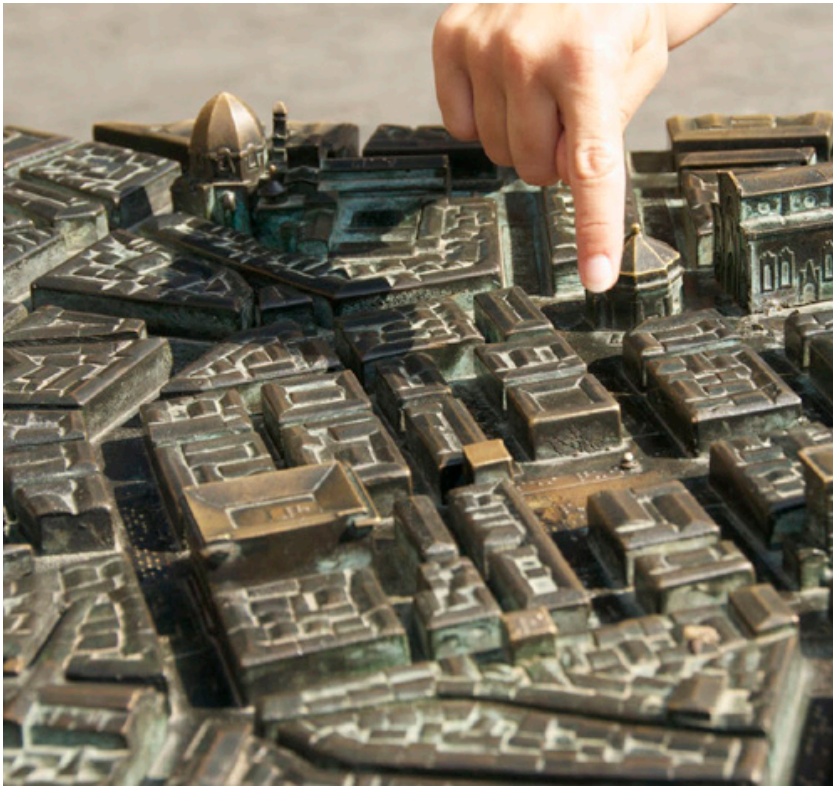
b. Sandblasted Surface



c. Laser Etched Wood



d. Modified Metal



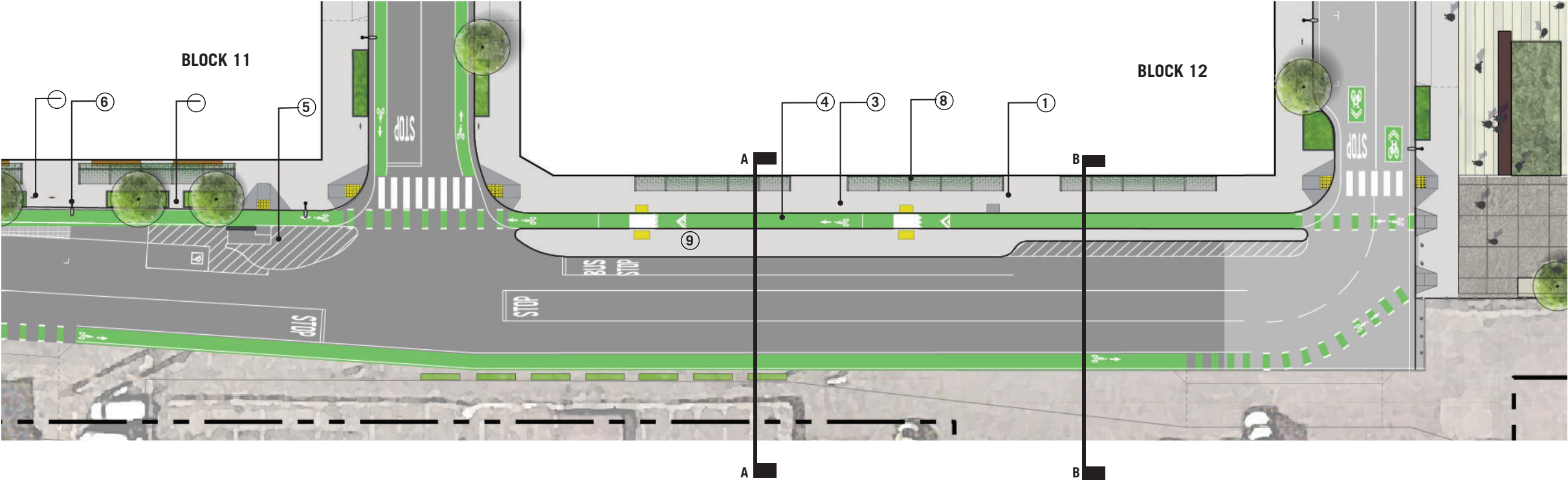
e. Tactile Object



f. Wayside

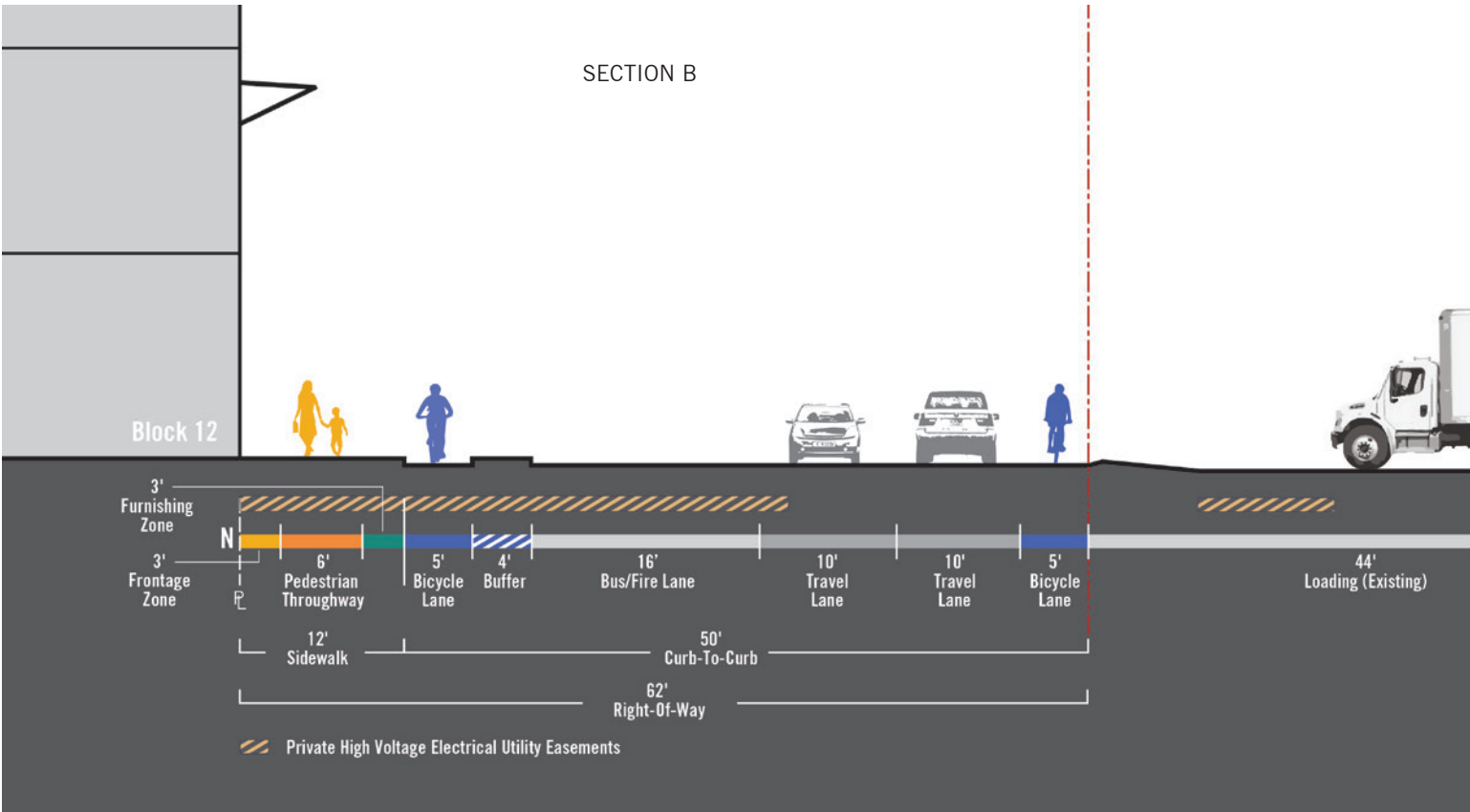
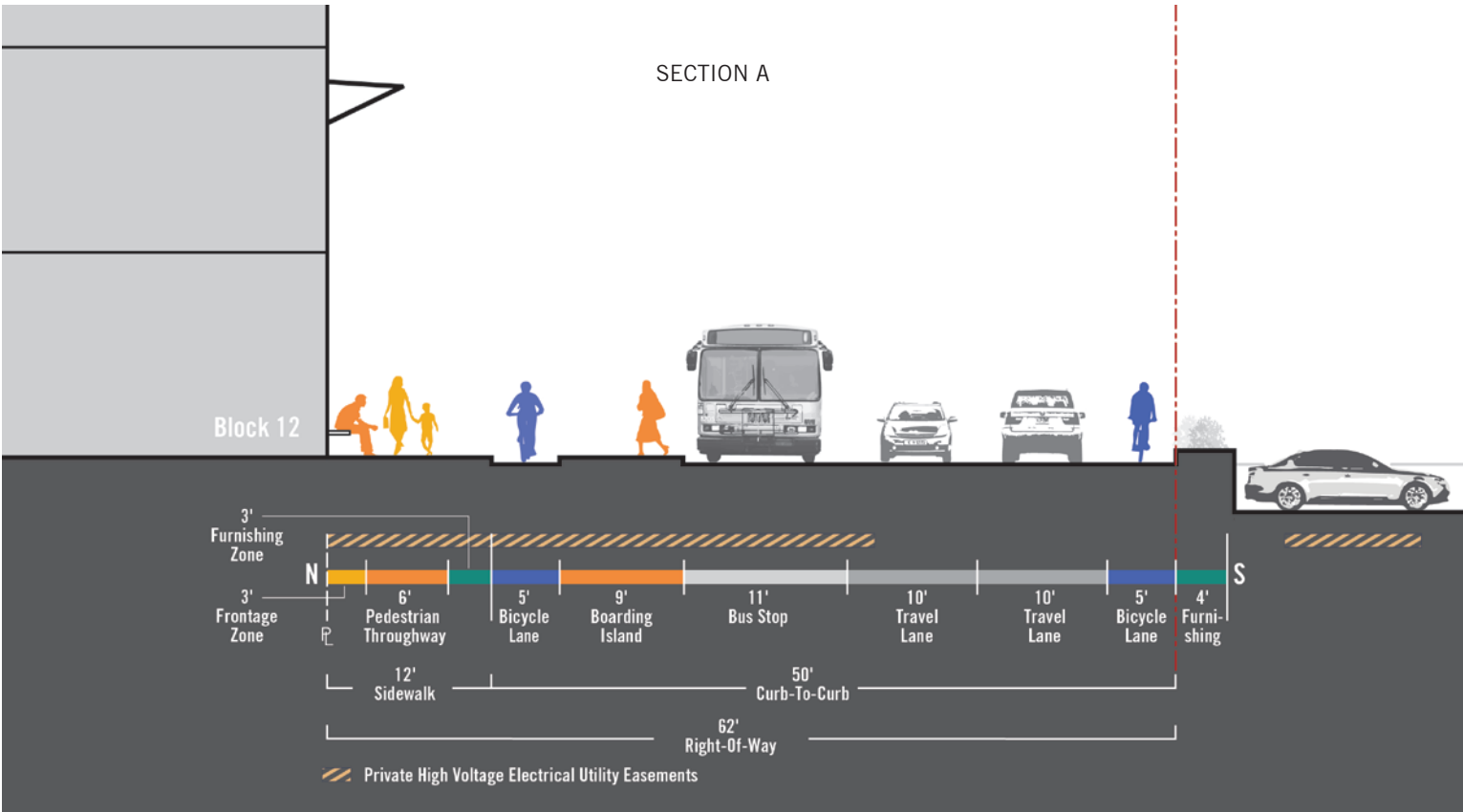
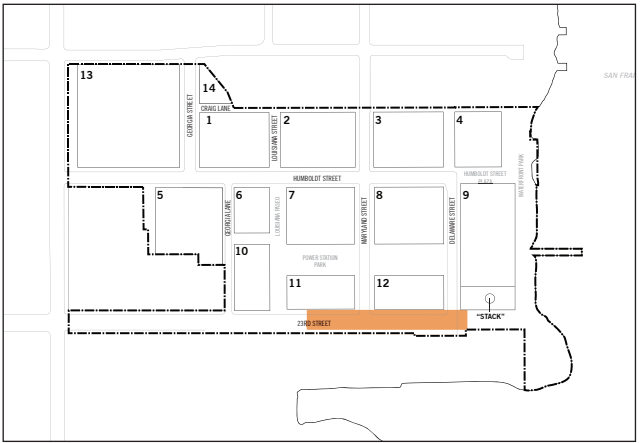
Interpretive Production Techniques

23RD STREET PLAN AND SECTIONS

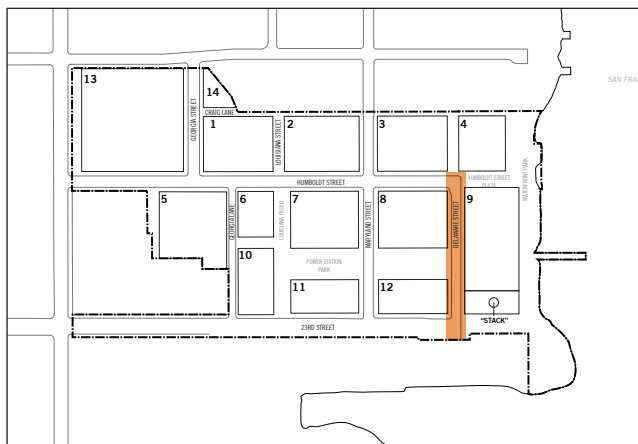
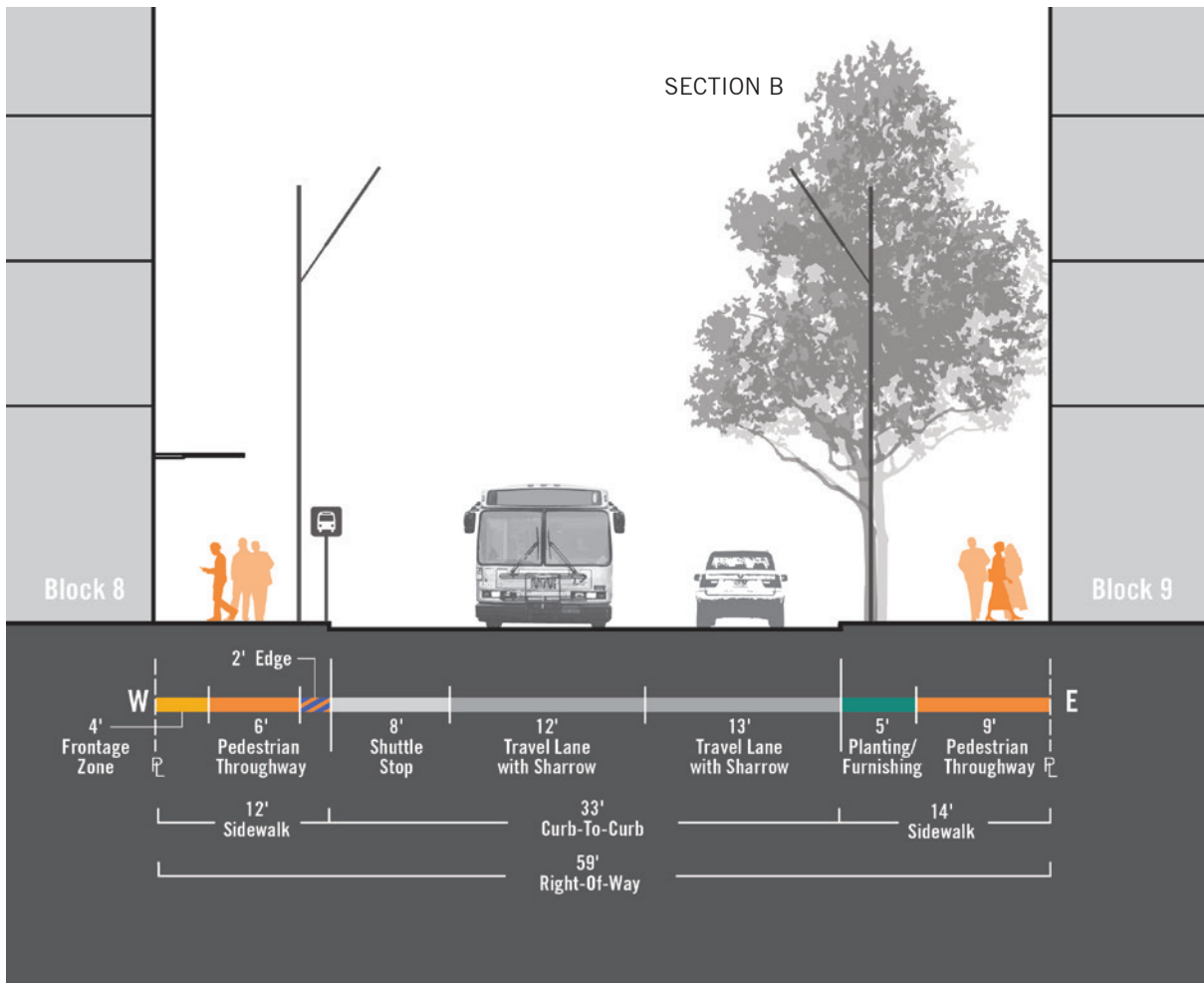
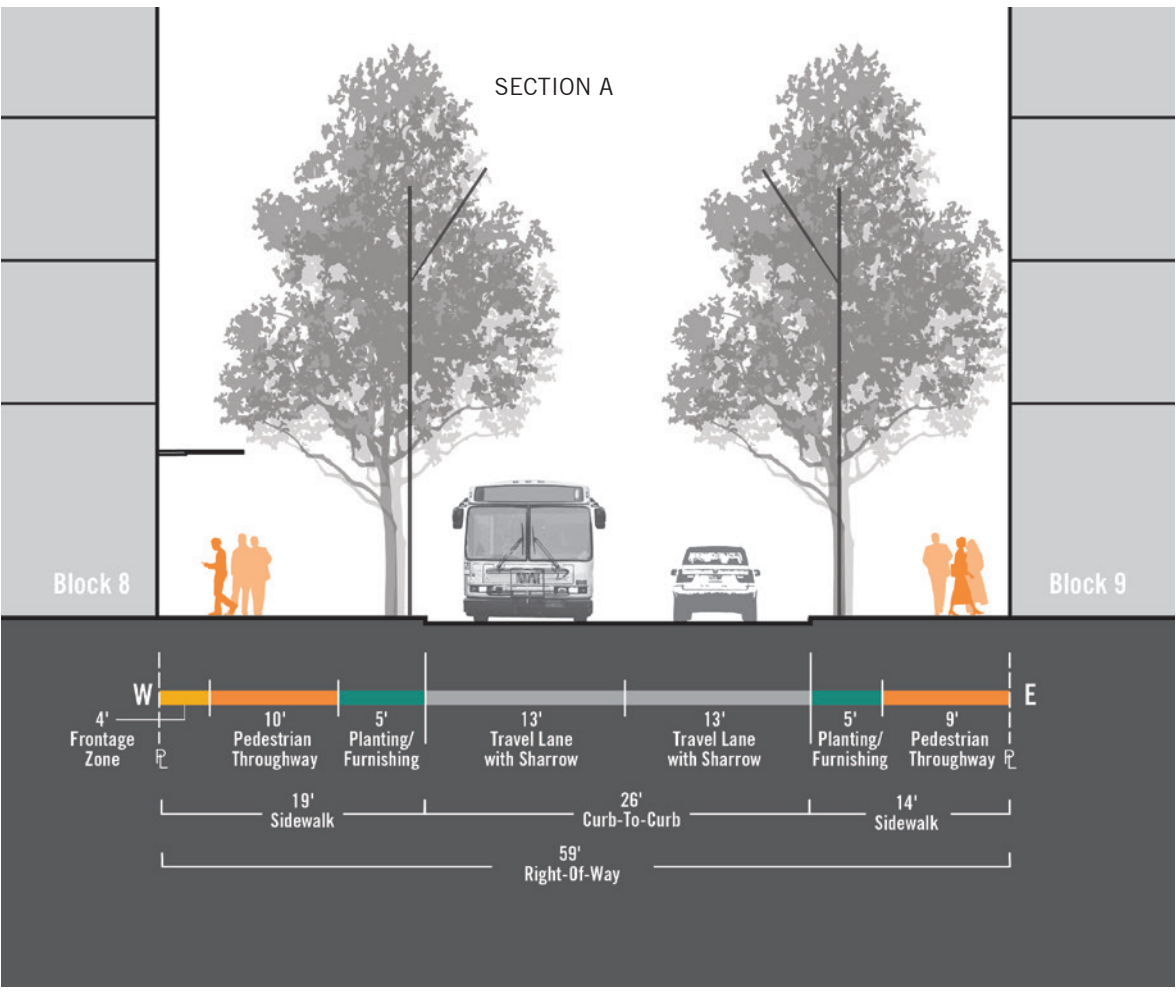
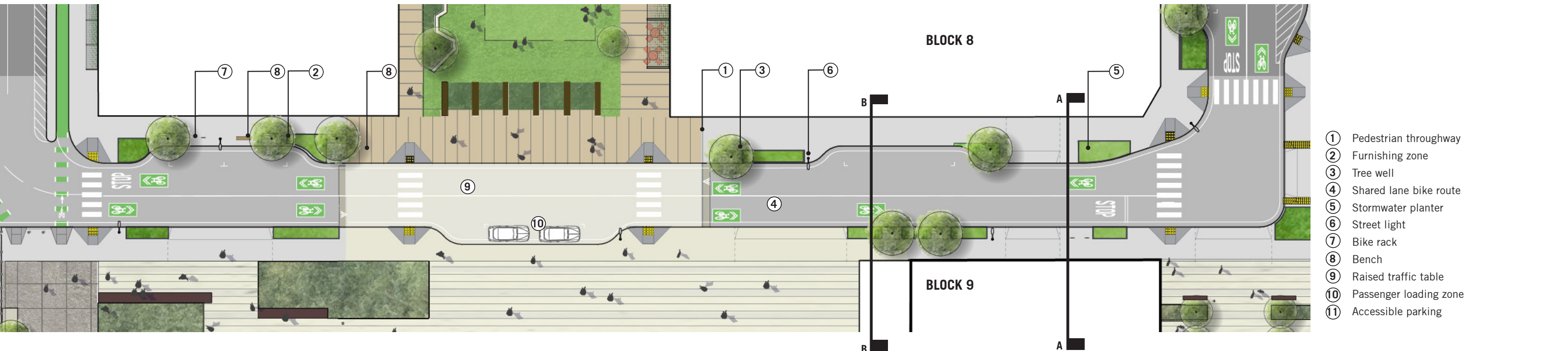


LEGEND

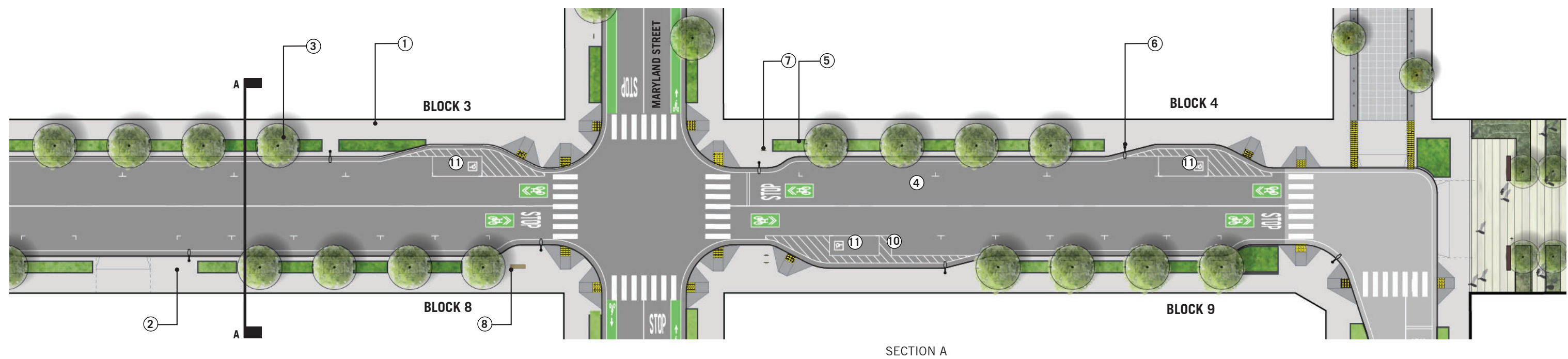
- ① Pedestrian throughway
- ② Furnishing zone
- ③ Planted tree well
- ④ Protected cycle track
- ⑤ Painted buffer
- ⑥ Street light
- ⑦ Bike rack
- ⑧ Bench
- ⑨ Bus stop



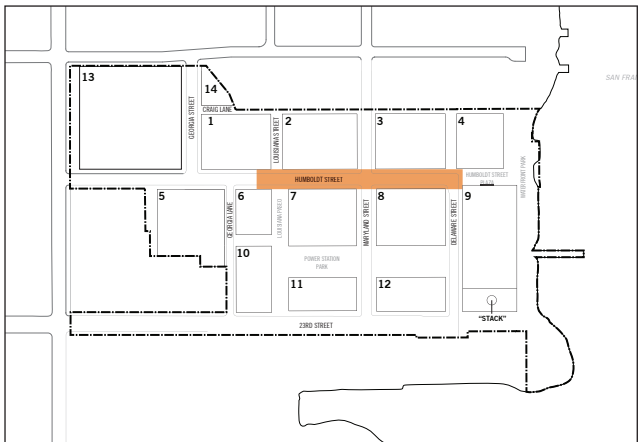
DELAWARE STREET PLAN AND SECTIONS



HUMBOLDT STREET PLAN AND SECTIONS



- ① Pedestrian throughway
- ② Furnishing zone
- ③ Tree well
- ④ Shared lane bike route
- ⑤ Stormwater planter
- ⑥ Street light
- ⑦ Bike rack
- ⑧ Bench
- ⑨ Raised traffic table
- ⑩ Universal loading zone
- ⑪ Accessible parking



SECTION A

